

# **Rural Economic Strategies Report Appendices**

## **THE MISSION**

**The mission of the Rural Economic Strategies is to advance the long term economic viability of the rural area, with an emphasis on local farming and forestry, consistent with the character of rural King County.**

**Prepared by the King County  
Office of Business Relations and Economic Development  
December 2005**

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## **APPENDIX A: Definitions and Abbreviations**

### ***Definitions***

The following definitions are from the King County Comprehensive Plan Glossary

#### ***Rural Area***

The Growth Management Act requires that counties designate a rural area in order to conserve the rural character and quality of the existing rural lands in Washington. King County's Rural Area contains very low-density residential development, commercial and industrial development, farms, forests, watersheds crucial for fisheries and flood control, mining areas, small cities and towns, historic sites and buildings, archaeological sites, and regionally important recreation areas.

#### ***Rural Character\****

(14) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

\*Note: King County adopted the same definition of Rural Character as defined in the Washington State Growth Management Act.

#### ***Rural Cities***

King County's rural cities are incorporated areas within the Rural Area whose local governments are involved in the region's planning processes on an equal legal basis with the suburban cities and Seattle. The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie. (See Chapter Three, Rural Legacy and Natural Resource Lands)

#### ***Rural Growth***

Rural Growth refers to residential, commercial, and industrial growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area. Rural growth typically does not require urban

governmental services except in the case of some rural towns and to protect the environment as provided in this Comprehensive Plan. The basic elements of “Rural Character,” as defined by the King County Countywide Planning Policies are natural features, resource-based industries, rural towns, rural neighborhoods, rural infrastructure and services, open space system, rural housing, rural economy, and rural cities.

### ***Rural Neighborhoods***

Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural residential development.

### ***Rural Towns***

Rural towns are unincorporated towns governed directly by King County. They provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs. The purposes of rural town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses to keep them economically viable into the future.

### ***Rural Zoning***

The rural zone is meant to provide an area-wide, long-term, rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are accomplished by:

- 1) limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels;
- 2) allowing small scale farming and forestry activities and tourism and recreation uses which can be supported by rural service levels and which are compatible with rural character; and
- 3) increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones.



### ***Abbreviations Used in Report***

AAGR	Annual Growth Rate
APD	Agricultural Production District
BRED	(King County Office of) Business Relations and Economic Development
CAO	Critical Areas Ordinance
FAR	Floor Area Ratio
FIRE	Finance, Insurance, and Real Estate
FPD	Forest Production District
GMA	Growth Management Act
KC	King County
LMO	Livestock Management Ordinance
Mfg.	Manufacturing
NIPF	Non-industrial Private Forest Landowners
PUB	Public Utility District
RES	Rural Economic Strategies
SBA	Small Business Administration
UGA	Urban Growth Area
USDA	United States Department of Agriculture
WSDOT	Washington State Department of Transportation
WSU	Washington State University
WTU	Wholesale, Transportation, and Utilities

## **APPENDIX B: Applicable King County Comprehensive Plan Policies**

### ***Agricultural Related Comprehensive Plan Policies***

#### **C. Farming in the Rural Area**

The 1996 Farm and Forest Report provided a series of strategies for conserving farmland and sustaining farming within the designated Agricultural Production District where the prime agricultural soils are found, and recognized that there are also areas outside the APD where meaningful agricultural practices continue. The report identified areas where lands were in dairy or crop production and enrolled in the current use taxation program, determined that the low-density zoning in place in these areas was sufficient to protect the land base, and recommended that landowner incentive programs be focused there as well.

##### ***KCCP Policy R-111***

The county should develop specific incentives to encourage agricultural activities in the remaining prime farmlands located outside the Agricultural Production District. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices, assistance with agricultural waste management or similar programs.

#### **D. Equestrian Communities**

King County recognizes the contributions of equestrian livestock husbandry, training, competition and recreation activities to the overall rural quality of life in King County. As growth occurs, open land to sustain livestock and existing or potential trail segments may be lost to uncoordinated land development and road improvements. Also, ESA requirements may limit livestock management choices and the location of new equestrian facilities on land constrained by large riparian corridors.

The equestrian community designation in the Non-Motorized Transportation Plan is based on the presence of some or all these factors in portions of King County's Rural Areas:

- a. Proximity to a regional-level trail, designated by the State of Washington, King County or a city, that is accessible to horses;
- b. Tracts of land on which horseback riding is formally sanctioned or to which equestrian access traditionally has been granted;
- c. Concentrations of residential lots or acreage on which horses are kept;
- d. Commercial or noncommercial stables, riding schools and arenas;
- e. Supporting industries including but not limited to tack shops, feed stores or veterinarians; and
- f. Riding or homeowner associations that promote equestrian activities.

While equestrian uses are permitted throughout the Rural Area, the Equestrian Communities Map identifies those areas where continued equestrian uses are particularly supported and provides a way for rural communities and the county to coordinate various actions to help equestrian activities remain sustainable in King County.

***KCCP Policy R-112***

King County should support the identified equestrian communities in the Rural Area by providing facilities on King County rights-of-way where not in conflict with the terms of utility easements to accommodate horse travel, by maintaining equestrian links, including multiple-use trails, where appropriate, and by adoption of supportive land use regulations for use of these areas for horsekeeping. King County will work with local communities to identify and protect multiple use trails and other public trails in the identified Equestrian Communities that support horse travel within the Rural Area.

***KCCP Policy R-113***

Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design Standards shall be revised, with input from representatives of the equestrian community, to accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use nonmotorized trails to be established in road rights-of-way within identified equestrian communities should assure a minimum eight-foot-wide gravel shoulder, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use nonmotorized trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.

***KCCP Policy R-114***

King County's land use regulations should protect rural equestrian community trails by supporting preservation of equestrian trail links in Equestrian Communities, protection of livestock from intrusions from residential development, and encouraging subdivision layouts that preserve opportunities for keeping of horses. Representatives of the equestrian community shall be given the opportunity to review and monitor regulatory and programmatic actions by King County, such as rural area development regulations, that have the potential to affect equestrian uses.

***KCCP Policy R-115***

Equestrian trails should be recognized as "linear parks" for purposes of the county's Public Benefit Rating System.

**KCCP Policy R-116**

County departments negotiating trades or sales of county land shall determine whether any historically established trails exist on the property, and assure that those trails are retained or replaced to assure that key linkages to regional systems are not lost as a condition of the trade or sale.

**Section V. Resource Lands**

In 1994, the Agriculture Commission was established as a forum for farmers to take an active role in land use decisions, policies and regulations affecting commercial agriculture. The commission solicits input from agricultural agency technical advisors and others with land use and technical expertise, as well as other affected groups such as the Dairy Federation, Native American Tribes, and project proponents.

**KCCP Policy R-502**

The Agricultural Commission shall advise the King County Executive and Council on agricultural issues and programs, including, but not limited to:

- a. Existing and proposed legislation and regulations affecting commercial agriculture;
- b. Land use issues as they impact agriculture; and
- c. Ways to maintain, enhance and promote agriculture and agricultural products in the region.

King County shall continue to support the Agricultural Commission with staff and other resources.

**Section V.A. Resource Conservation Strategy**

In 1985, the King County Comprehensive Plan designated five Agricultural Production Districts and the Forest Production District. Subsequent planning efforts established minimum lot sizes and uses for these districts and their surrounding areas. These land use regulations are consistent with the requirements of the GMA to designate productive lands and to plan for adjacent and nearby land uses compatible with long-term commercial farming and forestry.

GMA requires designation of agricultural and forest lands of long-term commercial significance. Agricultural lands of long-term commercial significance are designated as Agricultural Production Districts and forest lands of long-term commercial significance are designated as the Forest Production District as shown on the Agricultural and Forest Lands Map.

**KCCP Policy R-503**

King County shall promote and support forestry, agriculture, mining and other resource-based industries as a part of a diverse, regional and sustainable economy.

**KCCP Policy R-504**

Well-managed forestry and agriculture practices are encouraged because of their multiple benefits, including natural resource protection.

***KCCP Policy R-505***

Farm lands, forest lands and mineral resources shall be conserved for productive use through the use of Designated Agriculture and Forest Production Districts and Designated Mineral Resource Sites where the principal and preferred land uses will be commercial resource management activities, and by the designation of appropriate compatible uses on adjacent rural and urban lands.

***KCCP Policy R-506***

Land uses, utilities and transportation facilities adjacent to Designated Agriculture and Forest Production Districts and Designated Mineral Resource Sites, shall be sited and designed to ensure compatibility with resource management.

***KCCP Policy R-507***

King County should facilitate the siting of industries, infrastructure and services that serve and are served by resource-based industries in close proximity to designated Agriculture and Forest Production Districts and Designated Mineral Resource Sites when adverse impacts and incompatibilities can effectively be mitigated.

***KCCP Policy R-508***

King County should expand access to preferential tax programs to encourage landowners to continue practicing farming and forestry and to help ensure retention of the resource land base. Preferential tax programs for resource uses should be publicized and marketed. Preferential tax programs applied to resource lands are indicative that the investment expectations of the owners are for the lands to be productive as resource lands. The effectiveness of these programs should be monitored and the programs modified as needed.

***KCCP Policy R-509***

King County shall employ a variety of innovative programs and incentives, tailored to the specific needs of each resource-based industry, to help maintain and enhance resource-based industries.

***KCCP Policy R-510***

King County should develop and employ effective means to inform affected property owners about nearby resource management activities. This may include, but not be limited to:

- a. Notice on title for properties within five hundred feet of designated agriculture, forestry, and mining lands;
- b. Signage for the Agricultural Production District, Forest Production District, Rural Forest Focus Areas; and
- c. Community meetings, and other public notification tools.

***KCCP Policy R-511***

King County shall work cooperatively with cities, federally recognized tribes, other public agencies, private utilities, resource managers, land owners and citizens to conserve public and private Natural Resource

Lands for long-term productivity and environmental protection in a consistent and predictable manner.

***KCCP Policy R-512***

Designated Forest and Agricultural Production District lands shall not be annexed by cities.

***KCCP Policy R-513***

King County should establish written agreements with agencies, tribes and other affected parties whose close coordination and collaboration are essential to effective implementation of resource management programs. Such agreements should serve to establish consensus and commitment to achieving specific resource management goals and to define the specific roles and responsibilities of each agency.

***KCCP Policy R-514***

King County should avoid duplication of federal and state regulations that apply to resource-based industries. However, King County reserves the authority to address issues of local concern with regard to resource-based activities and operations.

***KCCP Policy R-515***

Resource-based industries should use practices that protect the long-term integrity of the natural and built environment, adjacent land uses, and cultural resources that maintain the long-term productivity of the resource base. Resource industry practices should result in maintenance of ecosystem health and habitat.

***KCCP Policy R-516***

Habitat protection requirements should not fall disproportionately on land maintained in agriculture or forestry, and the costs of such protection shall not be disproportionately placed on the owners of such land.

***KCCP Policy R-517***

King County should be a leader in resource management by demonstrating environmentally sound agriculture and forestry on county-owned land.

***KCCP Policy R-518***

King County shall provide for integrated resource education through trail and sign systems linked with working farms, forests, and mines. Interpretation should:

- a. Provide historical perspective;
- b. Demonstrate current adaptive resource management practices (forestry, fisheries, wildlife, agriculture); and
- c. Explain economics of various resource uses.

## **Section C. Agriculture**

Land suitable for farming is an irreplaceable natural resource. Since 1959, almost 60 percent of King County's prime agricultural land has been lost to urban and suburban development. Of 100,000 acres available for farming 40 years ago, today only 42,000 acres remain in agriculture.

Fortunately, the amount of agricultural land has stabilized due, in large part, to a variety of county policies and initiatives to conserve these commercially viable resource-based lands.

Agricultural lands and farming provide many benefits to the citizens of King County including scenic open space, a connection to our cultural heritage, fresh local foods and a diverse economy. In 2002, farmers in King County produced over \$94 million in agricultural sales. Commercial agricultural production, however, has declined by 30 percent in gross sales since 1978.

This section focuses on the county's efforts to maintain and enhance commercial agriculture for the value of local produce, dairy products, keeping livestock and for scenic and historic values. To meet the GMA requirement to maintain and enhance agriculture, a variety of methods and programs continue to be necessary. The policies call for King County to:

- Protect productive farmland by designation and zoning;
- Limit development to uses that are necessary to support commercial agriculture;
- Prevent or minimize land use conflicts between farming operations and adjacent land uses;
- Allow necessary infrastructure (markets, water, affordable housing, supply stores, technical services, tax incentives) that supports commercial agriculture; and
- Encourage farming practices that conserve soils and protect water quality, fisheries and wildlife.

### **Section 1. Protecting Agricultural Lands**

In 1979, voters approved a \$50 million ballot measure to protect farmland threatened by development. The Farmland Preservation Program (FPP) became the first voter-approved measure in the nation to protect farmland in a metropolitan area. By purchasing the development rights, the FPP keeps farmland open and available through covenants that restrict development and limit the properties' uses exclusively for agriculture and open space. The covenants "run with the land" in perpetuity so the land is protected regardless of ownership. Under the FPP, the county owns the development rights; however, the lands remain in the private ownership of over 200 property owners. The county cannot sell or remove its interest in FPP lands with the exception of conveying public road or utility easements.

In 1995, the county approved an additional \$3 million to the purchase of additional development rights under the Farmland Preservation Program. In October 1999, the county formally recognized the 20th anniversary of the Farmland Preservation Program and its success to date in preserving over 12,800 acres of farmland for the generations of today and tomorrow.

**KCCP Policy R-535**

King County shall continue to implement the objectives of the Farmland Preservation Program. Protection of property purchased under the FPP shall be a high priority when balancing conflicting interests such as locating transportation, active recreation or utility facilities.

Agriculture is most productive in agricultural communities where neighbors support agriculture, where parcels are large enough for commercial agriculture and where labor, supplies and markets for farm products are available. King County's farm soils and most profitable farms are usually found in contiguous blocks with few nonagricultural uses. In 1985, King County established Agricultural Production Districts (APDs) with large lot zoning and specifying agriculture as the preferred use in these areas.

The Agricultural Production Districts, shown on the Agriculture and Forest Lands Map in this chapter, present the least number of land use conflicts for agriculture, contain agricultural support activities and provide the best environment for farming in King County. The five Agricultural Production Districts are: the Sammamish Valley, the Snoqualmie Valley, the Lower Green River Valley, the Upper Green River Valley and the Enumclaw Plateau. Most of the farmlands preserved under the FPP are found in these APDs.

**KCCP Policy R-536**

Agricultural Production Districts are blocks of contiguous farmlands where agriculture is supported through the protection of agricultural soils and related support services and activities. Roads and natural features are appropriate boundaries for Agricultural Production Districts to reduce the possibility of conflicts with adjacent land uses.

**KCCP Policy R-537**

King County should purchase additional development rights to farmland in the Agricultural Production Districts as funding becomes available.

Livestock, dairy and large-scale commercial row-crop operations require large parcels of land to allow for production which is profitable and sustainable. Generally, 35 acres is needed for full-time wholesale commercial production of such products. Specialty agricultural products, products that are direct-marketed and part-time farming enterprises generally need less acreage to be profitable.

**KCCP Policy R-538**

All parcels within the boundaries of an APD should be zoned Agricultural, either A-10 or A-35. If small parcels in the APD are not zoned for Agriculture, permitted nonresidential uses must not conflict with agricultural uses in the APD.

**KCCP Policy R-539**

Lands within Agricultural Production Districts should remain in parcels large enough for commercial agriculture. A residential density of one home per 35 acres shall be applied where the predominant lot size is 35 acres or larger, and a residential density of one home per 10 acres shall be applied where the predominant lot size is less than 35 acres.



**KCCP Policy R-540**

Agriculture should be the principal land use in the Agricultural Production Districts. Permanent new construction within districts shall be sited to prevent conflicts with commercial farming or other agricultural uses, and nonagricultural uses shall be limited. New development shall not disrupt agriculture operations and shall have a scale compatible with an active farming district.

**KCCP Policy R-541**

On-site housing for farm employees shall be allowed where this can be accomplished without unnecessarily removing land from agricultural use or conflicting with other public interests. King County should develop guidelines to allow on-site housing for farm employees, including guidelines that account for the restrictive covenants on properties in the Farmland Preservation Program.

Some of the highest quality salmon habitat in King County is found within Agricultural Production Districts (APDs). Additional protection or restoration of critical habitat within the APDs is likely to be recommended by Water Resources Inventory Area Salmon Conservation Plans. Protection and enhancement of existing salmon habitat is a resource based land use that should be included in all farm management plans. Specific habitat protection rules should not jeopardize the agricultural productivity within the APD. Aquatic habitat restoration or wetland mitigation projects should be limited in scale to achieve the objectives of the project while limiting fragmentation of farms and aquatic habitat. Many habitat restoration projects can be designed in a manner that provides benefits to both fish habitat and the agricultural landowner.

**KCCP Policy R-542**

Aquatic habitat restoration projects or floodplain restoration projects are allowed on agricultural lands that are unsuitable for direct agricultural production purposes, such as portions of property that have not historically been farmed due to soil conditions or frequent flooding, and which cannot be returned to productivity by drainage maintenance, or where the proposed project would result in a net benefit to agricultural productivity. Agriculture must remain the predominant use in the APDs and these projects shall not reduce the ability to farm in the area. Such projects may only be allowed on agricultural lands when there are no other suitable lands available and the project is supported by landowners who would be impacted by the project and when:

- a. The project is included in an approved Water Resources Inventory Area Plan, Farm Management Plan, Flood Hazard Reduction Plan or other functional plan; or
- b. The project would improve agricultural productivity within the APD.

**KCCP Policy R-543**

Maintaining the viability of farmlands is a high priority for King County. Within the Agricultural Production Districts, measures to protect threatened or endangered species shall be tailored to ensure working farms can continue to operate.

Two Agricultural Production Districts (APD) in or near urban areas, the Lower Green River Valley and Sammamish Valley, were designated in the 1985 Comprehensive Plan, and those designations have been retained. The development rights from many, but not all, of the parcels in these two districts have been purchased through the Farmlands Preservation Program. The Lower Green APD is completely surrounded by urban designated land and as such, functions as both prime agriculture land and urban separator.

**KCCP Policy R-544**

King County commits to preserve Agricultural Production District parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space.

**KCCP Policy R-545**

The Lower Green River Agricultural Production District is a regionally designated resource that is to remain in unincorporated King County. The Lower Green River Agricultural Production District functions as an urban separator between the cities of Kent and Auburn. King County may contract with other jurisdictions to provide some local services to this area as appropriate.

Parks and farms are not necessarily good neighbors, since park users can trespass and damage crops, animals and farm equipment. Recreation near and within districts can be planned to prevent trespass. For example, a park located across a river or ravine from an Agricultural Production District (APD) or a farm would have a pleasant view of farmland without encouraging trespass.

**KCCP Policy R-546**

Active recreational facilities should not be located within Agricultural Production Districts. When new parks or trails are planned for areas within or adjacent to Agricultural Production Districts, King County should work with farmers to minimize impacts to farmland and agricultural operations.

Public road and utility projects within and through Agricultural Production Districts must be designed to prevent disruption to agriculture. For example, roads shall have adequate shoulders and signs to protect farm equipment and alert faster vehicles to the presence of farming activity. Therefore, road and utility district capital facilities and plans, including water, waste water and drainage, need to ensure that services are consistent with preservation of long-term agriculture. (Chapter Eight, Facilities and Services, contains policies requiring special district plans to be consistent with land use plans.)

**KCCP Policy R-547**

Public services and utilities within and adjacent to Agricultural Production Districts (APDs) shall be designed to minimize significant adverse impacts on agriculture and to maintain total farmland acreage and the area's historic agricultural character:

- a. Whenever feasible, water lines, sewer lines and other public facilities should avoid crossing Agricultural Production Districts. Installation should be timed to minimize negative impacts on seasonal agricultural practices; and
- b. Road projects planned for the Agricultural Production Districts including additional roads or the widening of roads should be limited to those needed for safety and which benefit agricultural uses. Where possible, arterials should be routed around the APDs. Roads that cross APDs should be aligned, designed and maintained to minimize negative impacts on agriculture, and to support farm traffic; and
- c. In cases when public or privately owned facilities meeting regional needs must intrude into Agricultural Production Districts, they should be built and located to minimize disruption of agricultural activity.

**KCCP Policy R-548**

Lands can be removed from the Agricultural Production Districts only when it can be demonstrated that:

- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and
- b. The land is determined to be no longer suitable for agricultural purposes.

In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.

**Section 2. Sustaining Agriculture and Farming**

King County has made a significant investment in preserving farmland for agriculture and open space uses. The next step is to help existing and future farmers maintain and operate their farms and inform consumers and businesses, such as restaurants, of the benefits of locally grown foods. In order to further maintain and enhance commercial farming on small farmland parcels, farmers and prospective farmers must have access to information on marketing and production strategies for small acreages, the potential for specialty crops and sustainable farming techniques.

**KCCP Policy R-549**

King County shall work with and provide support to the work of Washington State University Cooperative Extension for technical and marketing assistance for small-scale commercial farmers.

***KCCP Policy R-550***

King County shall continue to support innovative initiatives, such as the Puget Sound Fresh and Farm Link Programs, to promote and enhance agriculture in King County.

***KCCP Policy R-551***

The county should develop specific incentives to encourage agricultural activities in the remaining prime farmlands located outside the Agricultural Production District. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices or similar programs.

***KCCP Policy R-552***

King County shall develop an Agricultural Building Permit with an expedited review process and reduced fees for structures necessary for farm operations.

King County recognizes the importance of adding value to and direct sales of agricultural products as a way to keep agriculture viable in an urban landscape. King County's agriculture program works with farmers to encourage them to add value to their products by processing, packaging, and selling them directly to the consumer.

***KCCP Policy R-553***

Agricultural processing, packing and direct sales are considered agricultural activities and should be allowed at a size and scale appropriate to the zone in which they are operating. King County shall work with local and state health departments to develop regulations supporting these activities.

Agricultural practices modify the natural environment in order to produce food or fiber or maintain livestock for human use. Ideally, practices that maintain the productivity of the lands also protect environmental quality. Farmers, technical advisors and environmental regulators must work together to understand the relationships between production practices, environmental protection and profitability. These practices, referred to as best management practices, are designed to prevent erosion, retain riparian vegetation, avoid stream bank collapse, properly dispose of animal wastes, safely use and dispose of pesticides and prevent excessive surface water runoff.

***KCCP Policy R-554***

King County shall provide incentives, educational programs and other methods to encourage agricultural practices which maintain water quality, protect public health, protect fish and wildlife habitat, protect historic resources and prevent erosion of valuable agricultural soils while maintaining the functions needed for agricultural production.

## ***Forestry Related Comprehensive Plan Policies***

### **Section V, Resource Lands**

The Rural Forest Commission was established in 1997 to represent the diversity of forest interests in King County. The Commission reviews the development and implementation of strategies, programs, policies and regulations that benefit forestry and advises the county on ways to preserve rural forests and promote rural forestry.

#### ***KCCP Policy R-501***

The Rural Forest Commission shall advise the King County Executive and Council on the development of innovative programs, policies and regulations that benefit forestry and that encourage the retention of the forest land base in King County. King County shall continue to support the Rural Forest Commission with staff and other resources.

### **Section B. Forestry**

King County forestlands provide local, regional and national benefits that are basic to our quality of life. In addition to supplying a variety of wood and other products, forests emit oxygen, supply pure water, control flooding and soil erosion, enhance groundwater recharge, provide habitat for innumerable plant and animal species and offer scenic vistas and recreational opportunities. King County's forests provide employment in wood, paper, recreation, tourism and fishing industries. In sum, properly managed forests are fundamental to a healthy, diverse economy and environment.

The growth in human population has resulted in the loss of forestlands through conversion to nonforest uses. Increasing demands are being placed upon the remaining forest land base to provide goods, recreational opportunities and ecological functions. To address these challenges, forest managers are embracing more broad-based management methods and strategies that encompass ecosystems, landscapes and watersheds, while continually incorporating new scientific information to improve these approaches. Their efforts, together with the collective foresight and dedication of landowners, interest groups, tribes, citizens and agencies, are needed to ensure that King County's forests continue to contribute to a sustainable way of life for present and future generations.

The first step to maintain and enhance the commercial forest industry is to protect the forest land base. Second, an ecosystem approach to forest management that provides for long-term ecosystem health and productivity and addresses cumulative impacts on nontimber resources should be explored. Third, commercial forestry must be supported and encouraged by minimizing land use conflicts and offering incentives. Finally, forestland conversions that do occur must be managed to minimize environmental degradation.

### **Section 1. Protecting Forest Lands**

The purpose of the Forest Production District is to prevent intrusion of incompatible uses, manage adjacent land uses to minimize land use conflicts and prevent or discourage conversion to nonforestry-based

uses. A comparison of the area of forestland converted since 1987 inside the Forest Production District with the area converted outside the district indicates that landowners inside the Forest Production District are committed to long-term forestry. It also indicates that designation and zoning of commercial forest lands help to discourage subdivision and conversion.

Sixty percent of the land area in King County is within the designated Forest Production District (FPD). The FPD comprises 1,300 square miles (825,000 acres) of forestland in east King County.

About 70% of the FPD is in public ownership: parts of the Alpine Lakes Wilderness Area, Mt. Baker-Snoqualmie National Forest, state and county parks, Washington State Department of Natural Resources, and watersheds for the cities of Seattle and Tacoma.

Commercial forestry is conducted on approximately 250,000 acres in private ownership and on another 277,000 acres of state and federal forestlands. Most of this land is held in large contiguous blocks. At this larger scale, it is easier to manage for multiple purposes such as habitat and long-term forest health.

#### ***KCCP Policy R-519***

The Forest Production District is comprised of and shall remain in large blocks of contiguous forest lands where the primary land use is commercial forestry. Other resource industry uses, such as mining and agriculture, should be permitted within the Forest Production District when managed to be compatible with forestry.

#### ***KCCP Policy R-520***

The Forest Production District is a long-term designation. Lands may be removed from the Forest Production District only through a subarea planning process, and only to recognize areas with historical retail commercial uses.

The policies in this section allow for very limited residential uses in the designated Forest Production District, consistent with the objective of continuing forestry as the primary land use. For example, residences may be appropriate to permit forest managers to live on their land. King County zoning and subdivision regulations establish a large parcel size to promote efficient forest operations and to reduce incompatible residential development. Although the zoning calls for an 80-acre minimum lot size, many smaller lots were created prior to application of the zoning. Proliferation of residences in the FPD makes commercial forestry less viable.

#### ***KCCP Policy R-521***

King County is committed to maintaining working forestland in the FPD, and shall continue to work with landowners and other stakeholders to promote forestry, reduce uses and activities that conflict with resource uses and recognize forestland values.

**KCCP Policy R-522**

To reduce conflicts with resource uses, a forest management plan shall be required as a condition of development for any residential uses. Accessory dwelling units shall not be allowed in the FPD.

**KCCP Policy R-523**

Structures within the Forest Production District should be sited to maintain the productivity of the district. Site plan requirements should limit impervious surface, provide for fire control, protect domestic water supply and prevent conflicts with forest management.

King County can further protect commercial forestlands and prevent conflicts by working with other public agencies and service providers to consolidate lands and to locate infrastructure facilities to prevent or minimize intrusions. Such actions can also improve the owner's capacity to protect fish and wildlife habitat and other natural resources.

**KCCP Policy R-524**

In consultation with federally-recognized tribes and other affected agencies and landowners, King County should support land trades that result in consolidated forest ownership and work with forest managers to identify and develop other incentives for continued forestry.

**KCCP Policy R-525**

King County opposes the establishment or expansion of special purpose taxing districts and local improvement districts in the Forest Production District, and shall not grant new or expanded franchises for utilities in the Forest Production District, unless demonstrated that they directly benefit forestry or are necessary for transmission of power or water.

Forest lands have tremendous recreational and aesthetic value. For example, Forest Production District lands are included within the Mountains-to-Sound Greenway along the I-90 corridor. Opportunities for hiking and other forms of outdoor recreation exist within the working forests that are part of the Greenway. (This concept is described in more detail in Chapter Four, Environment, and Chapter Five, Parks, Open Space and Cultural Resources.) Access to Natural Resource Lands must be carefully managed, however, to prevent conflict with natural resource goals. For example, open gate policies allowing public access may be incompatible with fish and wildlife protection goals and sometimes may interfere with forestry operations by allowing such activities as garbage dumping, vandalism and timber theft.

**KCCP Policy R-526**

Public and private forest owners are encouraged to provide for recreational, educational and cultural uses when compatible with forest protection.

Recreational and institutional developments, such as conference centers, ski areas and associated hotels, allow more people to enjoy the aesthetic benefits of forest lands. Such facilities are acceptable if located in areas of existing development, such as Snoqualmie Pass, and their operation and use are restricted adequately to minimize conflict with resource lands. Major recreational or institutional development sites can

adversely affect the Forest Production District because they reduce the forest land base and conflict with other resource management goals.

***KCCP Policy R-527***

No master planned resorts shall be permitted in the Forest Production District. New or expansion of existing recreational or institutional uses in the Forest Production District may be permitted if compatible with long-term forestry, interests of federally-recognized tribes and other resource management goals.

Adverse environmental impacts associated with forest practices have the potential to heal over time, whereas those associated with development are usually irreversible. For this reason, forest lands being converted to nonforest uses must be held to higher land clearing and grading standards than those that apply under the Forest Practices Act must be used, for example, to protect surface and groundwater quality and quantity, control stormwater runoff and minimize damage to fish and wildlife habitat.

When applying for a forest practice permit, a landowner must state whether the land is to be retained in forest use or converted to a nonforest use. The Forest Practices Act, as amended in 1997, requires local jurisdictions to impose a six-year development moratorium on any properties for which the forest practice application did not state the intention to convert to a nonforest use, unless the application contains a conversion option harvest plan approved by the local jurisdiction.

***KCCP Policy R-528***

King County shall impose a six-year development moratorium for landowners who do not state their intent to convert at the time of Forest Practice Application or who do not harvest the site according to a King County approved Conversion Option Harvest Plan. King County shall develop a list of allowable exceptions from the development moratorium and shall ensure that potential buyers of properties subject to the moratorium are alerted to the moratorium.

Landowners choosing to convert their land to nonforest uses also must state their intent on the Forest Practice Application and, as provided in the Forest Practices Act, must conduct their forest practices according to applicable local government regulations. If a landowner intends to convert their land to a nonforest use, they must submit a Forest Practices Application to King County and meet all King County standards.

***KCCP Policy R-529***

King County should continue to work with all affected parties and the Washington Department of Natural Resources to improve the enforcement of forest practice regulations in the urban and rural areas, and to ensure that landowners comply with county regulations when they are converting portions of the site to a nonforest use. Harvesting of forest lands for the purpose of converting to nonforestry uses shall meet all applicable county standards for clearing and sensitive areas management.



## **Section 2. Promoting Forest Management**

King County has worked with state, federal, and private landowners on multiparty resource plans, such as the Middle Fork Snoqualmie Plan, the plan for Rattlesnake Ridge, and numerous watershed planning efforts. There will continue to be opportunities for interagency cross-ownership cooperation, which will result in improved resource management and conservation.

### ***KCCP Policy R-530***

Working with public and private forest land managers, King County shall encourage long-term forest productivity and the protection of land and water resources by participating in collaborative, multi-ownership planning efforts.

### ***KCCP Policy R-531***

King County promotes forest management that achieves long-term forest health, protection of watersheds, sensitive areas and habitat to support fish and wildlife populations, protection of threatened and endangered species, and preservation and economic viability of working forests.

### ***KCCP Policy R-532***

King County should work with the King County Rural Forest Commission to conduct a demonstration project for tree removal to reduce fire hazard in the Rural Area. The demonstration project should allow for a community based project in a carefully selected area using best management practices.

### ***KCCP Policy R-533***

King County shall encourage the development of private/public partnerships that provide incentive for landowners to practice innovative, fish-friendly forestry and that can help ensure retention of the forest resource land base in perpetuity.

An example of such a partnership is the Mountains-to-Sound Greenway Biosolids Forestry Program, which includes King County, Washington State Department of Natural Resources, the Greenway Trust, the University of Washington and the Weyerhaeuser Company. One of the elements of this program involves the acquisition of forestlands that are vulnerable to residential and commercial development. Lands are acquired by a combination of county funds and federal Forest Legacy funds and then transferred to the State DNR for management. By deed, these lands stay in forest resource use in perpetuity and are managed according to the state's Habitat Conservation Plan. Seventy-five percent of all revenues generated are returned to King County. The lands that have been acquired help to form the block of public ownership along I-90, providing wildlife corridors, opportunities for trails and recreation, and the water quality protection provided by forest cover.

In addition to landscape-level planning and analysis, resource managers should identify specific areas in their forest ownership that are degraded or negatively impacting aquatic resources. Examples of such areas are logging roads or gravel mines no longer needed and scheduled to be abandoned or riparian zones that are not sufficiently vegetated. Organic soil amendments, when properly used, can greatly enhance vegetative

growth and restore productivity to these sites, thus protecting fish and other aquatic resources. The use of recycled organic wastes generated in King County closes the recycling "loop" and helps us sustain the productivity of our resource lands.

#### ***KCCP Policy R-534***

King County encourages the use of recycled, organic-based soil amendments and fertilizers in forest ecosystems, which can reduce erosion and sedimentation into streams, increase water-holding capacity of soils, stimulate the growth of trees and other vegetation and enhance fish and wildlife habitat. King County shall work with the general public and private and public forestland owners to encourage the selective and appropriate use of these materials for ecosystem enhancement and restoration.

One of the most successful efforts already underway is the use of the county's biosolids to fertilize public and private forests and the use of biosolids compost to help restore old logging roads in the Mountains-to-Sound Greenway in eastern King County. Volunteers from many local youth and environmental groups, including Earthcorp, are involved in this program, which involves removal of the logging roads, restoration of the natural slope of the land, and the use of compost to speed vegetation growth.

### ***Home-Based Businesses Related Comprehensive Plan Policies***

#### **Section 3. The Rural Economy**

An economic development strategy for the Rural Area can support and advance the unique characteristics of rural King County. It is critically important for the Rural Area to sustain the farming and forestry industries. The strategy needs to recognize the role of home businesses and industries as well as a range of other businesses and economic clusters that can be compatible with rural lifestyles and the rural character of the area. Rural economic development means maintaining and, where possible, increasing the flow of income to rural households and revenues to rural businesses and families.

#### ***KCCP Policy R-106***

King County recognizes and supports home occupations, home industries, and other small businesses that provide services to rural residents and are part of traditional rural economic activities and lifestyles found in King County's Rural Area. The county shall review its regulations and programs to preserve this component of the County's Rural Area. The Executive shall provide this analysis of the regulations and programs, along with any recommended code changes, for review by the King County Council by December 31, 2005.

#### **Section D. Nonresidential Uses**

While low-density residential development, farming and forestry are the primary uses in the Rural Area, some compatible public and private uses are appropriate and contribute to rural character. Compatible uses might include small, neighborhood churches, feed and grain stores, and home

occupations such as small day care facilities or veterinary services. In addition, it may be necessary to locate some public facilities in rural areas, such as utility installations that serve rural homes. Any allowed nonresidential uses should be designed to blend with rural residential development and resource uses.

***KCCP Policy R-221***

Nonresidential uses in the Rural Area shall be limited to those that:

- a. Provide convenient local services for nearby residents;
- b. Require location in a Rural Area;
- c. Support natural resource-based industries;
- d. Provide adaptive reuse of significant historic resources; or
- e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101, prevent impacts to the environment and function with rural services including on-site wastewater disposal.

***Rural Towns and Neighborhood Centers Related Comprehensive Plan Policies***

**Chapter Three, Rural Legacy and Natural Resource Lands**

**Subheading, King County's Rural Communities:**

King County's Rural Area, including communities such as the Hobart Plateau, Vashon Island, Snoqualmie Valley and Enumclaw Plateau, contains predominantly low-density residential development, farms, forests, watersheds crucial for both fisheries and flood control, mining areas, small cities and towns, historic sites and buildings, archaeological sites, and regionally important recreation areas. (Page 3-1)

***KCCP Policy R-221***

Nonresidential uses in the Rural Area shall be limited to those that:

- a. Provide convenient local services for nearby residents;
- b. Require location in a Rural Area;
- c. Support natural resource-based industries;
- d. Provide adaptive reuse of significant historic resources; or
- e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101, prevent impacts to the environment and function with rural services including on-site wastewater disposal.

***KCCP Policy R-222***

Golf facilities shall be permitted when located outside of Rural Forest Focus Areas, Regionally Significant Resource Areas and Locally

Significant Resource Areas, as a conditional use, in the RA-2.5 and RA-5 zones.

## **Section B. Rural Towns**

Rural Towns are unincorporated towns governed directly by King County, but may provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs.

The purposes of the Rural Town designation are to recognize existing concentrations of higher density and economic activity in Rural Areas, whether by virtue of historical rural settlements or redesignation of an urban commercial center; provide a physical focus for the historic identity of rural communities; and to allow for modest growth of residential and economic uses within these designations if supported by the community and adequate utilities and other public services are available.

Although higher-density development in Rural Towns may require public sewers, applying the full range of urban development standards (e.g. for street improvements or landscaping) may not be necessary, and may not be consistent with the historic character of these communities. Although Rural Towns also may in some circumstances develop at densities similar to those in the Urban Growth Area or in rural cities, they are considered part of the Rural Area for purposes of the GMA, do not provide significant growth capacity, and are not subject to the growth targets adopted for the UGA.

### ***KCCP Policy R-403***

King County hereby designates the Rural Towns of Fall City, Snoqualmie Pass and the Town of Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea planning process, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns are needed to serve the Rural Area.

### ***KCCP Policy R-404***

Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit.

### ***KCCP Policy R-405***

Rural Towns may contain higher-density housing than permitted in the surrounding Rural Area, and should provide affordable and resource-worker housing if utilities and other services permit. Development density in Rural Towns may approach that achieved in Rural Cities.

The policies in this section apply only to the unincorporated Rural Towns. King County encourages rural cities to adopt land use policies and development standards that protect and enhance their historical character.

**KCCP Policy R-406**

Rural Towns serve as activity centers for the Rural Area and may be served by range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:

- a. Retail, commercial and industrial uses to serve the surrounding Rural Area population and to provide support for resource industries and tourism;
- b. Residential development, including single-family housing on small lots as well as multifamily housing and mixed-use developments;
- c. Other commercial and industrial uses, including commercial recreation and light industry; and
- d. Public facilities and services such as community services, churches, schools, and fire stations.

**KCCP Policy R-407**

Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems which cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a rural town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural towns shall not be enlarged to facilitate provision of sewers.

Rural and urban residents alike value the historic character of King County's Rural Towns. New development can enhance the character and valuable features of Rural Towns through careful design and location.

**KCCP Policy R-408**

Rural Towns should be compact, promoting pedestrian and nonmotorized travel while permitting automobile access to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby rural or resource uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.

**C. Rural Neighborhoods**

Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural development. Examples of rural neighborhoods include the store at Stillwater on the Carnation-Duvall Road, the town of Cumberland on the Enumclaw Plateau, and Preston.

#### **KCCP Policy R-409**

The rural neighborhoods designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new rural neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing rural neighborhoods shall not be permitted except through the subarea plan process.

The designated rural neighborhoods shown on the Land Use map are:

*Bear Creek:* Cottage Lake and Redmond-Fall City Road/236th NE

*East King County:* Greenwater, Baring and Timberlane Village

*Enumclaw:* Cumberland, Krain's Corner and Newaukum

*Newcastle:* Coalfield and East Renton Plateau

*Snoqualmie:* Preston and Stillwater

*Tahoma/Raven Heights:* Maple Valley, Hobart, Ravensdale and North Cedar Grove Road

*Vashon:* Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's Corner, Vashon Center, Vashon Service Center, Vashon Heights and Maury Island Service Center

The policies in this section are based on a recognition of the limited size of most rural neighborhoods, the limited utilities and other services available to them, and a desire to preserve their existing character and relationship to the surrounding rural community.

#### **KCCP Policy R-410**

Rural neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a rural neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.

#### **KCCP Policy R-411**

King County should adopt commercial development standards for rural neighborhoods that facilitate economic reuse of existing structures, minimize increases in impervious surfaces and encourage retention of historic character and scale. Urban-level parking, landscaping and street improvement standards are not appropriate for Rural Neighborhoods.

### **D. Nonresource Industrial Uses and Development Standards in the Rural Area**

There are two existing industrial areas in the Rural Area containing multiple industrial uses on several sites. One is located within the southwest portion of the Town of Vashon and the second is a designated industrial area adjacent to the rural neighborhood of Preston. The Preston Industrial Area recognizes an existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but expansion of this industrial area beyond the identified boundaries is not permitted (see policy C-941).

**KCCP Policy R-412**

New industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood of Preston.

In order to preserve rural character and protect sensitive natural features, new rural industrial development needs to be of a scale and nature that is distinct from urban industrial development. The scale and intensity and many of the uses allowed in urban industrial development are not appropriate for rural industrial areas. The following policy applies to all new industrial development in the Rural Area.

**KCCP Policy R-413**

Development regulations for nonvested industrial development in the Rural Area shall require the following:

- a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development.
- b. Maximum protection of sensitive natural features, especially salmonid habitat and water quality.
- c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas.
- d. Building colors and materials that are muted, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety.
- e. Heavier industrial uses, nonvested industrial uses producing substantial waste byproducts or wastewater discharge, or nonvested paper, chemical and allied products manufacturing uses in the urban industrial zone shall be prohibited.
- f. Industrial uses requiring substantial investments in infrastructure such as water, sewers or transportation facilities shall be scaled to avoid the need for public funding of the infrastructure.

The intent of this policy is to preclude expansion of the industrial area beyond the identified boundaries and to ensure that new development (not previously constructed or vested) in the industrial area meets rural character standards. Site design, landscaping, design and construction of internal and access roads and building scale should reinforce the set boundaries and rural nature of the industrial area to further discourage future industrial expansion beyond the industrial boundary.

There are also existing, isolated industrial sites in the Rural Area which are recognized, but are not appropriate for new industrial uses. Further expansion of these isolated industrial uses is not encouraged, and therefore they are not zoned Industrial.

**KCCP Policy R-414**

Existing industrial uses in the Rural Area outside of Rural Towns or the designated industrial area adjacent to the Rural Neighborhood of Preston shall be zoned rural residential but may continue if they qualify as legal, nonconforming uses.

***Rural Cities Related Comprehensive Plan Policies*****Section A. Rural Cities**

King County's rural cities are incorporated areas whose local governments are involved in the region's planning processes on an equal legal basis with the suburban cities and Seattle. The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie.

The Growth Management Act stipulates that rural cities and their Urban Growth Areas are to be treated as part of the Urban Growth Area. The Countywide Planning Policies also provide for urban land uses and densities and urban services in those locations. Excessive growth in rural cities and Rural Towns, however, may create pressure for extending urban services (for example, roads) across the Rural Area or Natural Resource Lands, may increase conversion pressure on nearby Natural Resource Lands and adversely affect rural character. Therefore, King County views rural cities as qualitatively different from the Urban Growth Area as a whole, even though they may provide significant opportunities for residential or employment growth.

King County has worked with the rural cities to establish Urban Growth Areas to accommodate growth. These areas are shown as part of the Urban Growth Area on the Comprehensive Plan Land Use Map.

**KCCP Policy R-401**

The rural, incorporated cities and their Urban Growth Areas shall be considered part of the Urban Growth Area for purposes of planning land uses and facility needs. King County should work with rural cities to encourage the provision of affordable housing, to minimize the impacts of new development on the surrounding rural land and to plan for growth consistent with long-term protection of significant historic resources, the surrounding Rural Area and Natural Resource Lands.

**KCCP Policy R-402**

Within Rural City Urban Growth Areas, the following uses shall be permitted until the area annexes to the city:

- a. Residential development at a density of 1 home per 5 acres or less with mandatory clustering; and
- b. Nonresidential development such as commercial and industrial as determined through previous subarea plans.



## ***Applicable Countywide Planning Policies***

The King Countywide Planning Policies provide broad policy direction for the comprehensive plans of all jurisdictions within King County are:

***FW-6*** The land use pattern for the County shall protect the natural environment by reducing the consumption of land and concentrating development. Urban Growth Areas, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted. This includes Countywide establishment of a policy planning boundary for the Urban Growth Area. Local jurisdictions shall establish these land use designations, based on the Countywide Planning Policies which are to be used as a framework for the adoption of the 1994 Metropolitan King County Comprehensive Plan.

***FW-7*** Urban Growth Areas, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted. This includes Countywide establishment of an Urban Growth Area. Local jurisdictions shall establish these land use designations, based on the Countywide Planning Policies.

***FW-8*** All jurisdictions acknowledge that Rural Areas provide an overall benefit for all residents of King County. Strategies to fund infrastructure and services in Rural Areas may be needed to support a defined rural level-of-service. Towns and cities in the Rural Areas play an important role as trade and community centers.

***FW-9*** A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area with its mix of forests, farms, high-quality natural environment, rural cities, unincorporated Rural Centers, and variety of low density residential uses. The basic elements of this rural character are:

- a. **NATURAL FEATURES.** Such as water bodies and significant wetlands, scenic resources and habitat areas should be afforded long-term protection, minimizing long-term environmental degradation, and enhancing environmental quality where previous degradation has occurred.
- b. **RESOURCE-BASED INDUSTRIES.** Commercial and non-commercial farming, forestry, primary forest products manufacturing, mining and fisheries activities shall be encouraged to continue and to expand as possible.
- c. **RURAL TOWNS.** Valued attributes of small towns such as: public safety; historical continuity; small, independent business; and local availability of goods and services shall be encouraged to continue.
- d. **RURAL INFRASTRUCTURE AND SERVICES.** Rural residents outside cities should anticipate lower levels of public services and infrastructure than those available in Urban Areas, maximizing self-sufficiency and independence.
- e. **OPEN SPACE SYSTEM.** Significant components of King County's Open Space System are found in Rural Areas. Trail corridors, habitat networks, recreational areas and scenic resources should be linked wherever possible to complete the system. Active recreational facilities shall be rural in character. Where a traditional landscape of

fields cleared for agricultural purposes exists, new development should be clustered at the edges of fields to minimize the consumption of agricultural land and possible conflicts with current or future farming activity.

- f. **RURAL HOUSING.** The Rural Areas shall offer important alternative and qualitative housing choices but shall not be considered a quantitatively significant part of the County's residential growth capacity.
- g. **RURAL ECONOMY.** The Rural Areas make a unique contribution to King County's economy. In addition to farming, fisheries and forestry, cottage industries shall be recognized as making a significant economic contribution in Rural Areas, and should be encouraged.
- h. **CITIES.** Rural cities shall encourage, where appropriate, business opportunities which support the full range of rural activities occurring in their adjacent Rural Areas, including support services for agriculture and forestry. Cities should also provide a place for shopping, education, social services and other community functions at a scale consistent with the maintenance of rural character as well as the cities' household and employment target ranges.

**FW-10** To achieve and maintain rural character, King County, and the cities, as appropriate, shall use a range of tools including, at a minimum: land use designations, development regulations, level-of-service standards (particularly for infrastructure), and incentives.

**LU-6** Through the Countywide Planning Policy process, King County, with the cooperation of the cities, shall be responsible for designating Rural Areas consistent with Growth Management Act. In designating long-term Rural Areas, King County shall foster better use of limited public funds by allowing service providers to establish distinctly rural facility and service standards.

**LU-7** Designated Rural Areas are considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130 (3)) and policy FW-1. Future growth should be accommodated to the maximum extent feasible by efficient use of existing urban land within the Urban Growth Area. Annexation of Rural Areas to cities shall be prohibited. When annexation of Rural Areas is necessary to link two Urban Areas, that intervening Rural Area shall be designated as permanent urban separator at low rural densities.

**LU-9** Permitted land uses within designated Rural Area farming and forestry districts should be limited to residences at very low densities and farming or forestry-related uses. Institutional uses or public facilities should not be permitted except for the siting of utility lines where no feasible alternative exists and the siting of K-12 public schools and K-12 public school facilities in conjunction with K-12 Public Schools. Development of adjacent lands should be conditioned to minimize land use conflicts and conversion pressures upon these districts.

**LU-10** The Rural Area shall have low densities which can be sustained by minimal infrastructure improvements, such as septic systems and rural roads. King County, cities adjacent to Rural Areas, and other agencies providing services to Rural Areas, shall adopt standards for

facilities and services in Rural Areas that protect basic public health and safety, and enhance the environment, but urban facilities and services should not be provided to Rural Areas. Utilities, roads, and other infrastructure improvements may only be extended through Rural Areas to serve existing Urban Areas.

**LU-12** Planning for Rural Areas should comply with the following density guidelines:

- a. One home per 20 acres to protect forest lands when designated in accordance with policy LU-8.
- b. One home per ten acres to protect lands for small-scale farming when designated in accordance with policy LU-8;
- c. One home per ten acres is also appropriate if the predominant lot size is ten acres or larger and the lands are within one-quarter of a mile of a designated Forest Production District or lower-density Agricultural Production District with livestock-based agriculture or a legally-approved long-term mineral resource extraction site, or the lands contain significant environmentally constrained areas as defined by County ordinance or Federal or State law;
- d. One home per five acres where the land is physically suitable and can be supported by rural services; and
- e. Development on existing sub-standard lots in the Rural Area shall be permitted when applicable development standards, such as Board of Health regulations for on-site sewage disposal, can be met.

## **APPENDIX C: Public Involvement**

This appendix contains information related to the Public Meetings held during the summary of 2005. Included in the appendix are:

- 1) Rural Economic Strategies Public Meetings Announcement
- 2) A Summary of the Input Received from the Public Meetings
- 3) Written Comments Received

## ***Rural Economic Strategies Public Meetings Announcement***

### **Help Shape the Future of Rural King County!**

Spend an evening with your neighbors and help shape the future of rural King County. We are interested in your ideas about how to ensure the economic viability of the rural area while maintaining its character.

**To help shape the King County Rural Economic Strategies,**

**we need your ideas on:**

- **Agriculture and agriculture production districts**
- **Forestry and forestry production districts**
- **Rural cities, towns, and neighborhoods**
- **Home occupations and cottage industries**
- **Tourism including recreation and equestrian uses**

**Please attend one of the following meetings:**

**July 12, 7:00 – 8:30 pm in South King County**

The Fieldhouse at the King County Enumclaw Park

28511 Enumclaw-Chinook Pass Road (Hwy 410), Enumclaw, WA

**July 21, 7:00 – 8:30 pm on Vashon Island**

Multi-Purpose Room at Chautauqua Elementary School,

9309 Cemetery Road SW, Vashon, WA

**July 26, 7:00 – 8:30 pm in North King County**

Tolt Middle School, 3740 Tolt Avenue, Carnation, WA

Alternative formats and access available.

If you have any questions or need any additional information please feel free to contact the Rural Economic Strategies Coordinator, Julia Larson at 206-296-1062 or by email at [julia.larson@metrokc.gov](mailto:julia.larson@metrokc.gov).



**King County**

**Sponsored by the King County Office of Business Relations  
and Economic Development**

## ***Summary of Public Meetings Summary***

This document contains a listing of the ideas and thoughts received during the three public meetings held to obtain rural resident and stakeholder participation into the Rural Economic Strategies. The meetings were held in three areas of the rural community:

- Southern King County in Enumclaw on July 12
- Vashon Island on July 21
- Northern King County in Carnation on July 26

Attendees were asked to provide information on opportunities and unmet needs around five economic clusters and this document is divided into those clusters, which are:

- Agriculture
- Forestry
- Home Occupation / Cottage Industry
- Tourism / Recreation
- Rural Commercial Centers (which includes commercial & industrial uses)

Several ideas or thoughts that were raised during the public meetings do not fit into any one of the economic cluster and have been included in a table after the economic clusters. Readers will find a significant difference in style and content within the various tables, this is related to both the differences in thoughts of the meeting attendees and the fact that facilitators for each cluster changed with each meeting.

### **PLEASE REVIEW AND COMMENT**

We are asking rural residents and stakeholders to please review and comment on these ideas and thoughts. Attendees of the public meetings will be forwarded a copy of this document to review and comment on and a copy of this report will also be posted on the King County Website. In order for comments to be included in the initial draft of the Rural Economic Strategies report, comments need to be received by the Office of Business Relations and Economic Development no later than August 31. If you are on-line you can click on <http://apps01.metrokc.gov/www/go/comment.cfm> to send comments or you can reference the contact information at the end of this document.

Public review and comment will again be solicited after the initial Rural Economic Strategies report is drafted, thus rural residents and stakeholders will have additional opportunities to input into this process.

As will be seen throughout this document, there is a concern on the part of rural residents and stakeholders that they are not being listened to. This is your opportunity to provide direction into the development of the rural economic strategies. Please forward ideas and recommendations on projects, programs, and partnerships that can help make the rural economic strategies effective. Thank you.

## The Agriculture Cluster

### Enumclaw Meeting

#### Opportunities / Unmet Needs

##### Cattle

Grazing of cattle is the main economically viable agriculture activity in the Enumclaw Agricultural Production District:

- Labor costs are too high to support crops.
- Sheep, unless they are Romney's or a few other breeds, will get foot disease.
- The lack of drainage on the Osceolla mudflow means that animals have to be off the land 6 months of the year. Generally a sacrifice area is needed or the pasture land will be trashed.

There is nothing new on the economics of raising cattle. Therefore:

- On the revenue side, direct marketing is the best way to earn a profit.
- The Sales Pavilion acts as a middleman for feeder sales and cull cows.
- Other livestock sales generally take place in Centralia; however the four hour trip cuts into profit margins.
- The majority of cattle raisers have other jobs, thus they need a coop and/or access to a mobile slaughter unit like the one in Duvall.
- Additionally, because of limited time spent on cattle, the majority can not pursue the value added benefits of purebreds: as the return comes from having the time to show the animals.

On the expense side, the government can't do anything about grain costs. The only thing government can do is lower taxes. Agriculture gets a partial break on property taxes, and then the special service assessments hit us:

- Storm water fee
- Conservation District assessment
- Drainage districts

These fees can add up to around \$4,000 on 30 acres, therefore the attendees recommend that KC assess by parcel and do a flat fee.

New Generation of Farmer	<p>There is a new generation of farmer in the Enumclaw and Snoqualmie regions, they raise both crops and animals:</p> <ul style="list-style-type: none"> <li>- The majority of these farmers lease land as they can't afford to buy it. Governments tend to make the argument that by allowing agricultural zoning into smaller parcels, individuals should be able to afford to buy land for farming or cattle.</li> <li>- Free range poultry are a good specialty market; however, they lose value when they become a commodity.</li> <li>- They also have a need for a mobile slaughter unit.</li> <li>- Need research and marketing efforts to keep produce and poultry out of commodity market and in the specialty market, where a profit can be made.</li> <li>- Would like to see more local meat and processed food at markets: milk, butter, cheese, etc.</li> <li>- A \$300,000 grant from USDA could be used to put in processing facilities, however it would need effective leadership make it work.</li> <li>- Evaluate the needs of the growth in ethnic markets demands (note: religious kill techniques would make a difference in marketing and sales).</li> <li>- Investigate and apply steps similar to Canada for wineries where they put into place marketing and advertising campaigns and funding and made zoning changes.</li> </ul>
Government Issues to Support Agriculture	<p>There are specific government issues to be addressed if we are to better support agriculture as an economic activity:</p> <ul style="list-style-type: none"> <li>- We need to know what the requirements are for wineries - the federal and county regulations do not agree.</li> <li>- Story told, of someone following regulations, being refused permits, therefore relocating store front to Pierce County side of property, and King County is now losing the sales taxes.</li> <li>- The taxes make hard cider too expensive to produce.</li> <li>- State, county and federal regulations need to be more uniform to enable the siting of a winery incubator. There is a group who would use one.</li> <li>- There are only two counties in the country that grade lamb. King Co is one of them. Why?</li> <li>- There needs to be better coordination between WSDA and USDA on inspection requirements for agricultural buildings. WSDA inspects the premises, USDA inspects the meat. We pay for both of them. One entity could do them together and charge by the hour.</li> <li>- What is considered "value added" vs. a farm activity?</li> </ul>



## Vashon Meeting – Agriculture

Opportunities / Unmet Needs	
Micro Farming	Encourage more micro farming; explore viable models, strategies, and ideas.
APD or TDR	Evaluate opportunities for an agriculture production district (APD) or use of transfer development rights (TDR) on Vashon
Tax Dollars Distribution	Use a portion of Vashon tax dollars on Vashon and earmark a portion of those for agriculture ... use for following: <ul style="list-style-type: none"> <li>- compost facility</li> <li>- seed exchange</li> <li>- internship program</li> <li>- Micro loan program for start up farmers.</li> </ul>
Agricultural Options to Explore	<ul style="list-style-type: none"> <li>- Dairy processing cooperative</li> <li>- Member owned food cooperative</li> <li>- Tool cooperative</li> <li>- Labor Cooperative</li> <li>- Dollars to hire an Agriculture Coordinator for Vashon farmers</li> </ul>
Affordable Housing	<ul style="list-style-type: none"> <li>- An issue for farm labor because of high cost of housing and transportation (possible have free ferry and/or bus passes for farm labor)</li> <li>- Change land covenants that restrict affordable housing</li> <li>- Relax zoning and codes to allow various types of multi-family housing</li> </ul>
Local Currency	Develop a local currency
Access to Insurance	Enhance access to insurance, especially for labor force
More Land Under Cultivation	Increase land areas under cultivation
Animal Control	Problems with deer, peacocks, and other animals
Property Taxes	Property taxes are too high and are forcing farmers to sell out
Needed Facilities	Vashon needs a commercial kitchen and a mobile slaughter unit

## **Carnation Meeting – Agriculture**

### **Opportunities / Unmet Needs**

Weddings in Ag	Allow weddings to be held in the agriculture zone
Permitting of Farm Processing Facilities	Ability to build a farm processing facility without a hard permit process
Schools on Farms	Allow for a school on a farm
Organic Farming	Support increase in organic farming, can use the "Quillisascut farm" as a model
Farm Worker Housing	Provide for worker housing on farms
Farmer Home on Farm	Allow farmer to live on the farm, even in the flood plain
Low Income Housing	Access to low income housing
Assistance with Business Plans	Assistance with business plans for farmers

## The Forestry Cluster

### Enumclaw Meeting

#### Opportunities / Unmet Needs

Forestry Vital to Enumclaw Region	<ul style="list-style-type: none"> <li>- Forestry has played a vital role in the economic health of the Enumclaw region.</li> <li>- There has been a dramatic change in forestry in recent years.</li> <li>- Enhancement of forestry in the region should be evaluated as part of this process.</li> <li>- There is a large work force of trained forest production individuals in the Enumclaw region.</li> </ul>
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### Vashon Meeting – Forestry

#### Opportunities / Unmet Needs

Add Capacity	Add capacity to milling, kilning, planning, & finishing for final use on Vashon without having to go off-island for resources (trees) or services (workers & infrastructure).
Marketing	Encourage local use of local wood
Education	<ul style="list-style-type: none"> <li>- Island lumber, community demand for local wood, grab builders</li> <li>- Institute for Environmental Research &amp; Education (IERE) can help with planning, education and outreach.</li> </ul>
Sustainable Vashon	Sustainable Vashon for economic development – get publicity in local paper.
Chamber	Get assistance from Chamber of Commerce to help with marketing local wood.
KC / Built Green	KC to continue pressure on Built Green to give multiple points for local grown, local milled, local built.
Local Involvement	Involve, encourage, and provide outreach to local forest landowners to utilize local forest expertise and services.
Grant Support	Need development support for grants ... find grants that will fund local workers in job development ... re-do brochure, develop logo, find graphics donations.
KC and/or State Funding & Support	Obtain County funding for affordable housing based on local grown, local milled, local built or state funding.

Small Footprint Housing	Consider alternative or small footprint housing.
Appropriate Harvests	Encourage patch cut, thinning, or whatever is appropriate for particular job
Approach to Economic Development	Urban mentality writing and planning for rural areas – misses the boat!
Business Plan Assistance	Business plan assistance for groups such as the Vashon Forest Stewards.
Forest Stewards	More people on board of Forest Stewards with financial backgrounds.
Tax Relief	Tax relief for building sustainable structures, maintaining a green home, or retrofitting to green.

## **Carnation Meeting – Forestry**

(Note: this group addressed numerous issues that will all be listed here, as little of the group discussion focused on forestry)

Opportunities / Unmet Needs	
Permits - Forestry	<ul style="list-style-type: none"> <li>- Should be easier and less expensive to get a permit for harvesting through the county.</li> <li>- Hazard tree issue should be able to be resolved without getting a permit, through the county forester – do same way as state process</li> <li>- Forest thinning should be short prescriptive permit, should not trigger moratorium.</li> <li>- Forest practice permits should be processed within two weeks unless substantive sensitive areas require additional information</li> </ul>
Permits - Other	<ul style="list-style-type: none"> <li>- Look at things permits are required for such as water heaters, toilets, small buildings, and outbuildings; eliminate unnecessary requirements.</li> <li>- Permit structure too costly and slow for jobs being accomplished.</li> <li>- What is the purpose of the permit?</li> </ul>
Lack of Trust	Lack of trust in engaging in dialog with KC due to previous input on CAO being ignored.
What Will be Done with Input Here	What really will be done with the input from these meetings?
Too Many County Staff at Meeting	Too many county staff here, too many dollars in planning ... this budget could be put to better use in rural law enforcement.
Impacts of CAO Urban	The very impacts that the CAO was trying to regulate were, for the most part occurring in the urban areas and thus should be regulated in the urban areas.
Sheriff's Budget	Budget and funding for sheriff to eliminate criminal rural "economic" activities which are degrading the area and polluting.
Science	Require science be obtained from objective scientist under contract rather than county employees
Accountability	Clearly stated purpose, accountability, and open and honest communication is needed.

Economic Strategy	When considering economic strategy, you should be contrasting way rural area was 50 – 75 years ago with infrastructure support for rural industry (farming, logging, gravel) making up the rural town. Today rural area is a bedroom community.
Property Maintenance	Main industries today should be property maintenance – building, remodeling, landscaping, thinning, septic and well maintenance, house cleaning, vet, etc.
Affordable Housing	Support workers require affordable housing (includes some of those occupations listed above in property maintenance).
Presentation	Felt lectured to in the opening – resented that. Presentation caused some individuals to tune out.
Facilitators	Facilitator in previous group did not understand the issues causing rural citizens concern, had to educate county employee before our issues were recorded, frustrating to input.
KC has Plan then Comes to Citizens	Sense that KC has a plan and then comes to the people. Need to engage people in the process, address their issues, and <u>then follow through</u> .
Citizens Carrying Baggage	Meetings have not been able to be brought to closure. People are now carrying baggage.
Lost Input	KC has missed/not heard/lost very valid important input through this poor communication model.
Disagreement with KC Equals Being Negative	Citizens feel that any time they disagree with the county they are labeled as “being negative.”
Communication	Even government to government communication is not working.
Relationships	<p>“A little at time ... then all at once”</p> <p>It is all about relationships. Those relationships need to be re-established, rebuilt, and then nurtured though open and honest communication.</p>
Interact with Landowners	KC should fund staff to interact with land owners.

## The Home Occupation / Home Industry Cluster

### Enumclaw Meeting

#### Opportunities / Unmet Needs

Types of Businesses to Consider	<ul style="list-style-type: none"><li>- Day Care Centers</li><li>- Consulting Businesses</li><li>- Working from home for larger business, corporation, medical center, etc.</li><li>- On-line (such as E-Bay)</li><li>- Arts &amp; Crafts</li></ul>
Ability to Make a Profit	Being able to make a profit from their business in the rural area if often difficult, however the reasons vary.
Obtaining Necessary Supplies	Often difficult to obtain and/or store necessary supplies and materials for business.
Foreign Competition	Many home occupations cannot succeed due to imported products being cheaper than they can provide and other foreign competition issues.
Web Connectivity	<ul style="list-style-type: none"><li>- Problem with connectivity to either broadband or wireless for computer access and additional issue of security of information, especially in sales.</li><li>- KC should coordinate and help apply pressure so everyone in KC has access.</li></ul>
Marketing Assistance	<ul style="list-style-type: none"><li>- Need assistance both with marketing plans and marketing of products or services to a larger audience.</li><li>- Would also like assistance in coordinating and providing information about festivals, events, etc throughout the county.</li></ul>
Information	Develop a place on KC Website where individuals can: <ul style="list-style-type: none"><li>- Find out about business opportunities that will work in the rural area,</li><li>- Share information with others doing the same type of business,</li><li>- Advertise events or sales of the services or products, and</li><li>- Highlight successful rural businesses.</li></ul>
Assistance in developing Cooperatives	Need help in bringing interested individuals together to develop cooperatives for services or products. How to set up, how to manage, developing business plans, developing marketing strategies, etc.
Code Revisions	Change codes related to home occupations, more flexibility in the rural areas of the county, especially for unique businesses, such as allowing a large swimming pool for swimming lessons.

## Vashon Meeting – Home Occupations/Home industries

Opportunities / Unmet Needs	
Connectivity	Need for connectivity to cable, wireless and support for technical assistance for computer work from home.
Technical Assistance	<ul style="list-style-type: none"> <li>- Need for technical assistance</li> <li>- Marketing Plans</li> <li>- Networking with others or within specific businesses</li> <li>- Where possible use local (on island) talent</li> </ul>
Cooperative Marketing	<ul style="list-style-type: none"> <li>- Evaluate and explore opportunities for cooperative marketing opportunities to add value to home occupations.</li> <li>- Market local businesses to other local businesses and residents.</li> </ul>
Training	Skill sets are needed; work with schools and others on occupational training.
Asset Mapping	Community asset mapping should be conducted
Brand	<ul style="list-style-type: none"> <li>- Vashon Island "Brand" should be developed</li> <li>- Then keep it "Vashonable"</li> </ul>
Cooperative Attitude	A cooperative attitude should be developed on Island for all businesses.
Isolationism	Break down Isolation
Bed & Breakfast Inns	Need additional Bed and Breakfast Inns
Eco-Tourism	Encourage small businesses that support ecological projects and sustainable Vashon.
Water issues	Training or materials about effective use of water / water conservation.
Directory	Develop a directory of who is here and what they do.
Renter needs	Renter needs should be explored and addressed on Island.
Quality of Life	Do want to lose the existing quality of life on Island.



## Carnation Meeting – Home Occupations/Home Industries

### Opportunities / Unmet Needs

Business Options in the Rural Area, may require some code changes to offer these types of needed services	<ul style="list-style-type: none"> <li>- Roofing and gutter repair</li> <li>- Welding</li> <li>- Small engine repair</li> <li>- Large motors repair (diesels, gas, electric)</li> <li>- Irrigation system</li> <li>- Locksmiths</li> <li>- Carpentry</li> <li>- Tree service</li> <li>- Fireplace wood supplies</li> <li>- Blacksmith</li> <li>- Window / Glass installation &amp; repair</li> <li>- Auto glass</li> <li>- Excavation</li> <li>- Electricians</li> <li>- Electronic services such as computer repair</li> <li>- Janitorial services / House cleaning</li> <li>- Septic Systems installation &amp; repair</li> <li>- Mobile Vets</li> </ul>
Large Business is Given Priority	<ul style="list-style-type: none"> <li>- Feel that big businesses are able to get permits easily, yet have greater environmental impacts than small businesses.</li> <li>- Feel that small businesses pay proportionally more for their permits in time, money, and stress.</li> <li>- Feel that small businesses are "run out of the county" by large commercial developers or businesses.</li> <li>- Significant increasing property values and tax increases in the rural area hurt small business or drive them out.</li> <li>- Fewer customers for small business.</li> <li>- Feel small local businesses are being bought out by big companies.</li> </ul>
Cable Access	<ul style="list-style-type: none"> <li>- Feel that cable internet fees are double for small business vs. residential use.</li> <li>- Need a cooperative to give businesses access to services.</li> </ul>
Concern About Significant Road Improvements	Local rural communities have to pay in time, money, and quality of life to protect rural area from infrastructure changes demanded by big business, such as 2 lane road becomes a 4 lane road with traffic light.
Urban/Suburban Dwellers Have Stake in Rural Areas	Urban/Suburban dwellers have a stake in preserving the rural areas. These folks need to understand that without their interest and support, the rural areas will disappear. By helping to sustain the rural area, they are ensuring the amenities found in the rural area for everyone.

Change in Home Occupation Regulations	<ul style="list-style-type: none"> <li>- Hosting weddings on property</li> <li>- Limit on number of employees either on site or that can work for you off site.</li> <li>- No equipment over 1.5 tons by KC Code and cannot park one backhoe and 1 truck on property.</li> <li>- Number of on site customers, should be able to vary on case by case basis.</li> <li>- Regulations developed for urban/suburban areas, need additional flexibility in rural area.</li> </ul>
Conditional Use Permit	<ul style="list-style-type: none"> <li>- Feel requirements for conditional use permits are cost prohibitive and not all really apply to rural area, such as putting in a driveway to city standards that will only handle 10 cars a day.</li> <li>- Sole proprietor may need conditional use permit just to store equipment or to telecommute.</li> <li>- Review regulations for applicability to "rural area needs."</li> </ul>
Lack of Follow-Through after Holding Community Meetings	Feel that KC does not follow-through on meetings of this sort where input is sought from local citizens and stakeholders.
Creative Experts and Dollars	Need dollars to hire creative minds to help rural businesses.

## The Tourism / Recreation Cluster

### Enumclaw Meeting

Opportunities / Unmet Needs	
Tourism	Rural areas can capitalize on boom in eco-tourism ... rural areas are the gateways to King County's ecological assets.
Attractions, Services	Rural communities have the ability to offer attractions and services ... get people to stop in town on the way
Travel Dollars	In addition to the activities themselves, many eco-tourists also spend a lot on travel, in general.
Related businesses	Equestrian, mountain biking, etc. require equestrian services, horse trailers, equipment shops, repair shops, etc., building markets for new businesses specific serving various activities.
Inter-jurisdictional Initiatives	The region could do more inter-jurisdictional planning, something like a "Getting Connected" Initiative... making all the connections on the rural trail networks that connect to the regional trails.

Awareness of Assets	Existing destinations, tourism opportunities around county are not well known or advertised, sometimes even local rural residents or rural political leaders are unaware of assets. User groups seem to have the most knowledge of worthwhile destinations.
Marketing Resources	Even when destinations are known, marketing budgets are minimal or non-existent in order to capitalize on those assets.
Trail heads / Parking	Many spectacular destinations do not have trail heads or parking, a relatively low expense item for potential high return as an eco-tourism resource (easier to locate, market, etc). Lack of parking and centralized hubs spreads users out along country roads or on sensitive lands which creates safety issues and also represents a lost opportunity for revenue (services at hubs).
KC Volunteer Policies / Resources	King County volunteer program is understaffed and is not fully leveraging resources of rural community. Volunteer policies, risk policies, and labor restrictions severely limit possible contributions by rural residents whom have much more to offer than typical urban volunteers (i.e. heavy equipment, raw materials, etc.)
Balance	There is not enough balance in spending among regional urban projects and rural projects ... in addition too much is being spent on large natural acquisitions while existing rural assets remain undeveloped or under utilized.
Planning	With the exception of trails, there is no short-term or long term planning by KC in relation to eco-tourism and recreation opportunities among its rural assets.
Trail Connections	There are too many small connections that have not been made.
Risk Management	Risk management is a barrier to many opportunities ... there is too much fear related to public access and use of assets.
Continuum of O&M and Design Standards	There should be a sliding scale along the level of design standards and O&M standards among urban and rural assets ... rural areas do not want or need highly manicured, perfect parks or trails and the high O&M that comes with that.
Paving	Trails should not be paved in the rural areas ... paved trails are an urban preference, rural areas do not want paved trails and they only add to the costs.
Terrain	The rural areas sit in the heart of or at the edge of, the best terrain and topography in King County for eco-tourism, adventure recreation, etc.
Organized Groups	King County's user groups are extremely versatile, skilled, and resourceful ... (i.e. BBTC, Backcountry Horsemen, etc.) and KC should make use of these resources.

Natural Areas	Rural communities are the gateways to King County's natural areas.
Trails	While disconnected in some areas, there is an amazing collection of trails that can connect adventurers between rural communities and their eco-tourism and adventure destinations.
Existing Inventory	There is an amazing existing inventory of destinations, both developed and undeveloped, known and unknown on which to build an economic development plan based on eco-tourism and adventure recreation.
KC Volunteer Staff	King County needs more staff for its volunteer program ... both for on the ground coordination, but also to focus on policy development that addresses current limitations.
Grants to Rural Areas	The number and amounts of flexible grants available to rural areas needs to be dramatically improved at the State and County level.
Marketing	Rural communities need help from user groups to identify existing eco-tourism assets as well as, the development needs of those assets ... KC needs to help rural communities to enhance and market those existing assets.
King County Leadership	KC needs to exercise a leadership role in coordinating rural communities, user groups, investors, etc. in developing a cohesive economic development strategies centered around existing assets and the minor or major investments needed at those assets to make them an eco-tourism resource.
Keep Existing Grants Programs	Keep recreation and other community grants coming ... these are a lifeline for rural communities. Rural communities would like to see these grants be larger for more significant economic development projects related to recreation.
Access to Research, Data	KC should share all of its data on demographics, GIS, consumer research, etc. with rural organizations and communities.
Stop Paving Trails	Stop paving trails in rural areas.

## Vashon Meeting – Tourism/Recreation/Equestrian

### Opportunities / Unmet Needs

Limiting Factor	Transportation costs to the island, high cost of ferries
Areas of Focus	<ul style="list-style-type: none"> <li>- Arts &amp; markets for local artists</li> <li>- Sculpture parks</li> <li>- Bicycle systems should be separate whenever possible from vehicle lanes</li> <li>- Bicycle tours of the Island</li> <li>- Kayaking</li> <li>- Services including restaurants and Bed &amp; Breakfast Inns</li> </ul>
Reasons People Recreate on Vashon	<ul style="list-style-type: none"> <li>- Shoreline &amp; water access</li> <li>- Remote</li> <li>- Quiet</li> </ul>
Signage	Need directional and consistent signage of park and recreation facilities on Island
Water Trail	<ul style="list-style-type: none"> <li>- Vashon is part of the Water Trail and this recreational asset should be emphasized and built upon.</li> <li>- Maury Island Marine Park is currently underdeveloped; also have Winghaven and Spring Beach.</li> </ul>
Eco-Tourism	<ul style="list-style-type: none"> <li>- Support tourism efforts that support the environment and sustainable education.</li> <li>- Promote items such as a "permaculture" or sustainability demonstration.</li> </ul>
Recreation Threshold	Evaluate recreation in terms of quantity versus quality ... determine thresholds.
Equestrian	<ul style="list-style-type: none"> <li>- Currently about 3,000 to 4,000 horses on Vashon</li> <li>- Look at network of horse trails</li> <li>- Island Center Forest</li> </ul>
Festival Coordination	<ul style="list-style-type: none"> <li>- Coordination of festivals and recreational events on Island</li> <li>- Maximize potential tourism opportunities</li> <li>- Possibly charge slightly higher fee for festivals and pay volunteers</li> <li>- Strawberry Festival should focus on local vendors and limit outsiders</li> </ul>
Hiking Trail Network	<ul style="list-style-type: none"> <li>- Connect the network of hiking trails on Island, almost complete, some cross private land areas and are known to locals.</li> <li>- Set up similar to hiking trails in England.</li> </ul>

Encourage "Passive" Recreation	Recommend that the Island focus on encouraging passive recreation activities rather than aggressive tourist activities.
Library as Resource	Library is great resource of tourism activities on Island, this resource could be enhanced for eco-tourism.
Quality of Life	Concern about maintaining the existing quality of life on Vashon.
Sustain Existing Businesses	Need to sustain existing businesses
PUD	Develop a PUD for sewer system on island.
Diversity of Workforce	Concerns about providing housing, transportation, etc., to maintain a diverse workforce on the Island.
Affordable Housing	Need for affordable housing for workers.
Displacement of Population	Concern about displacement of existing populations due to increase in land values and taxes. Should monitor and check, especially people on fixed incomes.
Data Base	Recommend that we create a system of metrics so that we have a base line data base upon which to measure the impacts of changes ... the data base should include items such as work force, vehicles, decibel levels, population concentrations, traffic counts, foot traffic, number of people at facilities, etc.
Sustainability	Vashon has an interest in becoming totally sustainable ... work, live, and recreate on the Island.

## Carnation Meeting – Tourism/Recreation/Equestrian

### Opportunities / Unmet Needs

Continuity of Trail System	Continuity of trail system – linkage from each type of trail (hiking, equestrian, cycling). An issue in this area is concerns about trail and recreation access where potential uses cross from public to private and back into public access again.
Private/Public Trail and Recreation Access	Need for better linkage and interface between public and private lands for trail corridors.
Equestrian	Equestrian – the equestrian community would like to see a series of trails for equestrian use in the region. Additionally there is the issue with access points to the trails having sufficient parking for trucks and horse vans at the access points.
Provide more Multi-Use Trails	Build more multi-use trails, encourage tourism related to outdoor recreation activities, develop recreational easements to insure trail development on private lands – (similar to development rights but an easement in support of recreational activities on public, private and non-profit owned lands)
Launch Point Services	Numerous individuals stated that trail and recreation access launch points need several items including sufficient parking, restroom facilities, and when appropriate other amenities such as picnic facilities, trash facilities, possible equipment rentals (bikes, canoes, kayaks, etc), sundries and supplies.
Access Issues & Development Rights	Access issues and development rights, how to insure continued or new public/trail access when lands are saved for “environmental” or working forest reasons.
Balancing Recreation with Environmental Priorities	<ul style="list-style-type: none"> <li>- Strong concern over balancing recreation opportunities with environmental priorities – loss of recreation access due to “salmon habitat projects” – access to rivers and increased recreational opportunities at a time when the county and state are focused on wildlife rather than people.</li> <li>- Habitat vs. recreation – concern expressed that we are out of balance toward protection</li> </ul>
Community Partnerships	Numerous individuals would like to see the continuation of the various recreation and other community grants and partnership opportunities. Explore opportunities to expand the grants and increase the funding to allow for more significant economic development projects related to recreation.
River Recreation Access	Provide more and better recreational access areas to the rivers in the region.

Paradise Valley	Open up Paradise Valley ASAP for biking.
Tiger Mountain	Open more of Tiger Mountain to a variety of trail users ASAP.

## **The Rural Commercial Centers Economic Cluster**

### **Enumclaw Meeting**

Opportunities / Unmet Needs	
Access to Funding	Rural areas need more access to regional funding for rural economic development
Grant Limitations	Grants need to have less restrictions, more control at local / rural level.
Tax Revenue	In many rural areas, tax revenues are not keeping up with current costs... thus local investment in economic development on top of current cost is difficult, thereby continuing the revenue shortage cycle.
Rapid Development	In some areas of rural King County, rapid residential development outpacing key economic development opportunities by taking prime property.
Lack of Data, Research	Many rural areas do not have adequate access to data (demographics, marketing research, consumer profiles, etc.) to develop meaningful economic development plans.
Jurisdictions	Jurisdictional lines, tax bases, etc. are not conducive to inter-jurisdictional cooperation... It is difficult for Enumclaw to invest outside its borders into King County, and difficult for King County to invest within Enumclaw making joint projects difficult.
Balance	There is not enough balance in spending among regional urban projects and rural projects... in addition too much is being spent on large natural acquisitions while existing rural assets remain undeveloped.
KC Direction / Leadership	There is not enough KC leadership, coordination, or proactive positive contributions in rural areas... only mandates, restrictions, levies, etc.
Attractions, Services	Rural communities have the ability to offer attractions and services ... get people to stop in town on the way.
Related Businesses	Equestrian, mountain biking, etc. require equestrian services, horse trailers, equipment shops, repair shops, etc. building markets for new businesses specific serving various activities.



Natural Areas	Rural communities are the gateways to King County's natural areas.
King County Leadership	King County needs to exercise a leadership role in coordinating rural communities, user groups, investors, etc. in developing a cohesive economic development strategies centered around existing assets and the minor or major investments needed at those assets to make them an eco-tourism resource.
Keep existing Grants Programs	Keep ADOP, YSFG, and other community grants coming ... these are a lifeline for rural communities. Rural communities would like to see these grants be larger for more significant economic development projects related to recreation
Access to Research, Data	King County should share all of its data on demographics, GIS, consumer research, etc. with rural communities

### **Vashon Meeting – Rural Commercial Centers**

Opportunities / Unmet Needs	
Word Usage	Use terminology Commercial & Neighborhood Centers
Partnering	Partner with schools for job fairs
Business Contributions to Communities	Businesses should help underwrite costs of community needs, such as tax from wine purchases could go to affordable housing.
Marketing	<ul style="list-style-type: none"> <li>- Campaign to shop on Vashon</li> <li>- Sustained marketing campaign – Brand Vashon</li> </ul>
Business Expansion	Which businesses and how
Downtown	<ul style="list-style-type: none"> <li>- Evaluate 80-20 formula for businesses, there is turnover</li> <li>- Continuity of downtown area</li> </ul>
Industrial Lands	<p>Recruit light manufacturing to the island (low/medium wage jobs)</p> <p>Synergy between existing industries for business opportunities and environmental strategies ... consider</p> <ul style="list-style-type: none"> <li>- Recycling</li> <li>- Value-added forest products</li> <li>- New environmental friendly policies</li> <li>- Alternative energy possibilities</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>- Consider both public and private transportation facilitation</li> <li>- Ferry System – Connection buses with ferries schedule ... 40% of riders are commuters</li> </ul>
Small Business	<ul style="list-style-type: none"> <li>- Resource centers, sources for capital for small business</li> </ul>

Incubators	<ul style="list-style-type: none"> <li>- Maximizing existing resources, such as libraries and colleges</li> <li>- Good vocational education</li> <li>- Innovative strategies for local job creation</li> <li>- Ability of small business to get small business loans</li> <li>- KC assistance for small business – maybe an advisory group for input</li> <li>- Example: Island spring Tofu</li> </ul>
Attract New Businesses to Island	Attract independent small businesses to island that will maintain character of island.
Infrastructure	<ul style="list-style-type: none"> <li>- Need infrastructure to support any type of island development – have projections for growth and needs to address that growth.</li> <li>- Easy information access for current public funds used on Vashon each year, input for dollars spent.</li> <li>- Infrastructure development – septic, PUD's.</li> <li>- Incorporate UW septic system that is affordable into KC code (\$12,000 per system).</li> <li>- Issues with second home owners (absentee home-owners).</li> </ul>
Housing	<ul style="list-style-type: none"> <li>- Promote / Encourage mother-in-law type apartment and cottages.</li> <li>- How can property taxes and land valuation support affordable housing?</li> </ul>
KC Departments Need to Communicate	Different KC Departments need to communicate and coordinate more, permits, codes, etc.
Proactive Leadership from KC	<ul style="list-style-type: none"> <li>- Need proactive leadership from KC on perception of government.</li> <li>- Mitigate adversarial perceptions in rural areas towards KC.</li> </ul>

### **Carnation Meeting – Rural Commercial Centers**

Opportunities / Unmet Needs	
City Business Revenue Sources	Protect city business revenue sources. (Will rural areas be rezoned so new businesses in unincorporated areas draw business away from established cities?)
Farming now Niche or Boutique Market	The County appears to think of preserving agriculture as it was in the 1950's and it is now more like the Remlinger Farms model—appealing to a niche or boutique market.
Small Business Models	Duvall's small businesses are a model for what makes sense—a small Washington wine tasting boutique and a quilt shop.

Support Small Business	Support small business owners.
Impact of CAO	The Critical Areas Ordinance (CAO) is causing rural cities and towns to absorb a lot of growth) Urbanization of rural cities is being hastened and putting a great deal of stress on existing cities.
Event Promotion	It's too difficult to promote events. (WSDOT should permit banners to be hung across the state highway).
Transportation	<ul style="list-style-type: none"> <li>- There is a lack of public transportation options.</li> <li>- There should be transit circulation through the Valley (like the Issaquah circulator buses).</li> </ul>
Communication Valley-wide	Support communication through the Valley. There should be a Valley promotion website.
Service	Provide services of real value to customers.
Affordable Housing	Need for affordable housing.
Rural Cites and Towns do not have enough Resources	<ul style="list-style-type: none"> <li>- Feel that rural cities and towns do not have the resources to do thorough planning, such as the pressures on Carnation to provide sewers ... this need will take priority away from future of strawberry fields.</li> <li>- Need sewers to improve the downtown businesses, but will then bring in big business.</li> <li>- Problem boils down to not having enough money to pay for economic growth and protecting the rural economy, example is depressed downtown Carnation.</li> <li>- Small down economies are fragile and vulnerable to any change, such as one major business going under because their building burned</li> <li>- Dollars are needed to help small community's problem solve key planning issues in order to preserve their rural identity.</li> </ul> <p>Communities are often forced to decide between economic survival and rural character.</p>
Creative Thinking	Need dollars to hire creative minds to help rural businesses

## Ideas / Thoughts that Fall Outside the Clusters

Several items for discussion were raised by individuals that do not necessarily fit within the economic clusters are presented below.

Opportunities / Unmet Needs	
Affordable Housing	Affordable housing is a significant concern for rural residents, both for those individuals and families living on a fixed income and for those individuals who work at low to moderate income jobs. Numerous individuals who live in the rural area work two or three jobs.
Affordable Housing Options (Vashon)	<ul style="list-style-type: none"> <li>- Facilitate affordable housing (zoning, land, water, property tax evaluations)</li> <li>- Study public attitude regarding affordable housing</li> <li>- Share information about affordable housing</li> </ul>
Transportation in Rural Areas	Consider both public and private transportation facilitation
Urban Growth Boundaries	Concern was expressed that this process was designed to allow significant development to occur outside of the existing urban growth boundaries. (Note: that is not the intent of this process and it is anticipated that no changes to the urban growth boundary will occur as the result of this process, except possibly around the Town of Skykomish, and only if the town requests such a change.)
Visions	Help create a "Vision" for each of the distinct communities within rural KC to try and help these areas maintain their unique characteristics.
Access to Funding	Rural areas need more access to regional funding for rural economic development
Grant Limitations	Grants need to have less restrictions, more control at local / rural level
Tax Revenue	In many rural areas, tax revenues are not keeping up with current costs... thus local investment in economic development on top of current cost is difficult, thereby continuing the revenue shortage cycle
Rapid Development	In some areas of rural King County, rapid residential development outpacing key economic development opportunities by taking prime property
Lack of Data, Research	Many rural areas do not have adequate access to data (demographics, marketing research, consumer profiles, etc.) to develop meaningful economic development plans

Jurisdictions	Jurisdictional lines, tax bases, etc. are not conducive to inter-jurisdictional cooperation... It is difficult for Enumclaw to invest outside its borders into King County, and difficult for King County to invest within Enumclaw making joint projects difficult.
Balance	There is not enough balance in spending among regional urban projects and rural projects ... in addition too much is being spent on large natural acquisitions while existing rural assets remain undeveloped.
KC Direction / Leadership	There is not enough KC leadership, coordination, or proactive positive contributions in rural areas... only mandates, restrictions, levies, etc.
Continuum of O&M and Design Standards	There should be a sliding scale along the level of design standards and O&M standards among urban and rural assets ... rural areas do not want or need highly manicured, perfect parks or trails and the high O&M that comes with that...
Grants to Rural Areas	The number and amounts of flexible grants available to rural areas needs to be dramatically improved at the State and Count level
Marketing	Rural communities need help from user groups to identify existing eco-tourism assets as well as, the development needs of those assets.... King County needs to help rural communities to enhance and market those existing assets.
King County Leadership	King County needs to exercise a leadership role in coordinating rural communities, user groups, investors, etc. in developing a cohesive economic development strategies centered around existing assets and the minor or major investments needed at those assets to make them an eco-tourism resource.
Keep existing Grants Programs	Keep ADOP, YSFG, and other community grants coming ... These are a lifeline for rural communities. Rural communities would like to see these grants be larger for more significant economic development projects related to recreation
Access to Research, Data	King County should share all of its data on demographics, GIS, consumer research, etc. with rural communities
Invasive Species	Continue to make it possible/easy/doable to eliminate invasive species. Need more grants to accomplish. Also more education/outreach.

## ***Email from Justin Vander Pol, Backcountry Bicycle Trails Club***

Date Received: 7/20/2005

Hi Julia,

I attended the meeting you held recently in Enumclaw, and members of our group will also be at the Tolt meeting. You encouraged us to provide written feedback to complement the comments we made in the breakout groups. Could you let me know the proper way to provide written comments?

Thanks for your work on this project, I really think it has the potential to have a long-term positive impact!

Cheers,

Justin Vander Pol  
Executive Director  
Backcountry Bicycle Trails Club  
<http://bbtc.org>  
206-524-2900

Do you want more mountain bike trails? Join today at  
[http://www.bbtc.org/php/show\\_page.php?page\\_id=45](http://www.bbtc.org/php/show_page.php?page_id=45)

## ***Email from Lee Grumman***

Date Received: 7/27/2005

Hi Julia,

Thanks for coming out to Carnation last night. It is reassuring to know that the County is investing their time in helping us to develop our rural-based economies out here...a challenge indeed!

I had an idea that I wanted to pass along. You may recall that I asked about the Barn Again program last night. Ray was kind enough to put me in touch with Julie Kohler with whom I spoke briefly about the project and sure enough Julie confirmed my impression that the Barn Again project seeks to find alternative economic uses for the barns.

In light of this intent I thought it would be great to integrate the Barn Again program in the work on rural economic strategies. For example, I'd love to see a brief description of the Barn Again project when you send along with the comments you've just collected from Enumclaw, Vashon and Carnation. It would be helpful to have a representative from the project at future community meetings or at least an update included on the meeting agendas.

Also, could you send me a list of the names, titles and contact information for the King County folks that were at the meeting last night? I'd like to know who all is involved.

Thank you!!!!

Lee Grumman  
425.333.4974  
[www.millersarts.com](http://www.millersarts.com)

***Email from Rita Schenck, Institute for Environmental Research and Education***

Received 8/12/2005

Julia,

I thought that you did an admirable job gathering together the notes for the island.

A couple of thoughts:

Vashon has lots of camps—Camp Burton, Camp Sealth, summer arts camps, etc. They can for the most part be thought of as a nascent ecotourism business sector. We could build on that.

Lots of the things that were brought up we are already working on e.g. forestry/light industry, sustainable ag. When the opportunities show up that would allow us (IERE) to partner with you to get some of these things to happen, please do think of us.

Getting closer....

Rita  
Institute for Environmental Research and Education  
PO Box 2449, Vashon, WA 98070 USA  
Phone: 206-463-7430 Fax: 206-279-1570

### ***Email from Len Guss:***

Julie, I have reviewed the material you sent and have the following comments:

1. Making and using local wood for construction - Local, distant or foreign, all lumber manufactured has to be graded according to accepted standards to pass codes. Grading requires an experienced grader, usually found in larger sawmills, or a machine which tests each piece of lumber -- somewhat expensive. Otherwise the lumber could only be used for nonstructural purposes: fencing, decking (after treating) etc.

2. I'm reasonably sure that King County could use a business consisting of a portable, truck-mounted sawmill (of which there are several) which would travel within the county to saw small volumes of timber. KC could also use a central dry kiln to which said lumber could be taken and custom dried and graded.

3. Obviously KC present CAO and permitting go a long way towards killing any reasonable forest endeavors on the part of small timberholders. Thinning, for example, is a constant need and should require little or no permitting. It's as essential for trees as for carrots.

4. Equestrians support many businesses but this is in serious decline here as horse trails are absorbed by residential construction. The number of horses and riders has declined and certainly as I am aware most small retailers serving the horse industry have gone kaput. Building another equestrian park is not a solution, although it is always welcome. We need more trails; every rural development should be obligated to incorporate equestrian trails as other communities have done. When people have a place to ride they buy and use more horses and horse related businesses.

If KC decides to support rural forestry, equestrian use, agriculture or whatever, the county should assign only staff with relevant knowledge and experience, rather than Seattle apartment dwellers who have never seen a sawmill, worked on a farm, ridden a horse or whatever. That would go a long way towards building trust and devising sensible support. For example, some years ago I met with a KC planner on behalf of equestrians. His idea was to protect grazing lands by requiring horses to eat only to 3" of grass. However, when I inquired as to how we were to police this and educate the horses, no answer was forthcoming.

Good luck and best regards,

Len



### ***Email from Martin Koenig***

**From:** Martin Koenig

**Sent:** Thursday, August 25, 2005 2:58 PM

**To:** Moore, Ghislaine

**Cc:** Nelson, Sharon; Constantine, Dow

**Subject:** Re: From King County, Julia Larson Rural Strategies Coordinator

Dear Julia,

I appreciated receiving the minutes from the July 21, 2005 meeting, but am concerned that they do not accurately represent all of the perspectives that were represented. I, and at least one other person, spoke to an alternative approach for economic development on our island. Our comments were not reflected in the minutes, nor was there any reference to the CD I provided you, and the information it contains.

This omission in the minutes results in a misrepresentation of what occurred at the meeting. Importantly, it also narrows the focus of discussion at a time when we should be discussing a range of options, a range of possible futures for our island.

Many islanders are concerned about what type of economic development may occur in our community. This is apparant from the CD I provided you. Meetings on economic development naturally draw strong representation from the business community, but it is important to recognize that there is a large group of community members who may not share their perspective. It is also important to represent this perspective accurately in minutes, even if it is expressed by a minority of those attending a meeting.

This "island scale" perspective is very realistic. It is based on the recognition of our limited island infrastructure, our dependence on increasing ferry costs, and the competition for our tax dollars for stable funding for our schools, fire protection, and our health clinic. This perspective, at the least, should be offered as one alternative to the scenario outlined in your minutes.

When developing future scenarios, rarely is a single one chosen. By analyzing alternative options, assumptions can be fully discussed, sensitivity analyses can reveal issues that had not been identified, and a community can talk about the values they hold. An analysis of a single future does not give our community this opportunity for discussion. And it does not provide us with information about how we can maximize our flexibility in response to changing conditions (e.g. ferry costs) or changing demographics.

I respectfully request that you describe this "island scale" perspective in the minutes, as it was represented at the meeting, and distribute this addition to the minutes to your distribution list.

Thank you very much, and I look forward to participating in upcoming meetings.

Sincerely,

Martin Koenig.

**Email from: Richard Bonewits, Greater Maple Valley Area Council**

August 29, 2005

To: Julia Larson, Coordinator – Rural Economic Development Strategy  
Office of Business Relations and Economic Development  
701 Fifth Avenue, Suite 2000  
Seattle, WA 98104-7097

Cc: Ron Sims, King County Executive  
Ray Moser, King County Manager-Business Relations  
Larry Phillips, Chairman-King County Council  
Dow Constantine, Member King County Council and Chairman-Growth Management/Unincorporated Areas Committee  
David Irons, Member King County Council and Member-Growth Management/Unincorporated Areas Committee  
Steve Hammond, Member King County Council and Member-Growth Management/Unincorporated Areas Committee

Subject: Comments on Rural Economic Development Plan (King County)

As the County has become more urbanized, we have become increasingly concerned about the reliability of the policy development process used by King County regarding the rural area. We have noted that the rural area policy making process relies less and less on the opinions of rural area citizens and landowners and that it gives more and more credence to the opinions of others.

We are also concerned about the validity of the information that may be reported from this “exercise:”

- 1) The total attendance at the three (3) public meetings was too low to provide any statistical validity to this “exercise”: **120 people (total) attended the three (3) meetings held (Enumclaw, Vashon and Carnation) with 24 of them being County employees and a significant number of the remainder living and representing either recreational, equestrian, tourism, or Rural Town, or Rural City interests.**  
Excluding the County employees, 96 people attended these meetings. There are more than 130,000 citizens in King County’s rural areas (all areas outside the Urban Growth Line). This amounts to a 7/100 of 1% response – hardly enough to support a County public policy.
- 2) **No measures were used to provide traceability of inputs to their source.**

Since the primary purpose of this exercise was to determine what, if anything, should be done by the County to facilitate business development in the rural area, all suggestions from outside the rural area should be contrasted with, or

subordinated, in your final report on this “exercise” to the inputs that you received on forestry, agriculture and home occupations (which may be applicable to the needs of rural area citizens and landowners).

Although comments, outside the structured “round table” type discussions used by the County, were not encouraged by the County, many valuable comments were offered by the citizens (especially from Vashon), which may say more about their points of view on this subject than were offered in the structured groups set up by King County to discuss business development related to the topics of agriculture, forestry, home occupations, rural cities and towns, recreation, and tourism.

I made careful notes of these comments and I believe that they should be included in your final report to the Executive and King County Council. Here they are:

“You couldn’t have picked a worse night. We have two many other community events going on tonight that are popular within the community, such as music in the park.”

“What’s the purpose of this project, we like Vashon as it is.”

“How did this study come about? Did the landowners cry for help?”

“It seems that this study doesn’t include any measurement of the negative impacts, or costs, of the additional activities that might be required, or impacted, e.g. traffic, roads, or to the rural way of life.”

**“You need a vision statement – it makes no sense to do a survey on rural economic needs before you have vision of the kind community the citizens want for themselves.”** [My emphasis]

“Why weren’t the people notified better and why did you go to the chambers of commerce first? Whose interests do they represent – certainly not the landowners.”

“This looks like an opportunity for King County to slide into development of the rural areas through the back door by pretending to care about the small landowners by supporting development in the Rural Cities, towns and neighborhood businesses until they appeal to the County for more area to annex from the rural area.”

My personal comments:

King County Staff members continue to repeat, what seems to be an uneducated and counterintuitive mantra that says that it wants to help sustain and enhance the ability of rural landowners to engage in forestry and agriculture and to maintain a rural lifestyle, while simultaneously supporting build-up of Rural Cities and towns. This mantra appears ludicrous to many rural area people, who have spent years adjusting to changing County rural area policies and who have developed their necessary supply sources and markets developed and who know what their costs and profit potential are. Forestry and farming require large amounts of capital and labor. They have high start-up, operating and regulatory costs and

their operations often involve significant borrowing costs and taxes. Further, except for a handful of special cases, it is not probable that many Home Occupations and Cottage Industries will generate sufficient dollar income to make more than a small difference in the income of rural people. It is even less likely that the added tax revenues generated will offset the additional County infrastructure costs. Further, all rural people know that their real estate is more highly valued for residential and commercial development than it is for forestry, agriculture, or Rural Area residences. **The recurring questions are: “Whose idea was this study?” “What are its purposes?” “Who is expected to benefit from any changes?” “What are you doing to keep special interests from driving rural area policy?”**

As final note, as you know, I am Chairman of the Greater Maple Valley Area Council, which meets monthly. Since the summary of the information, which you gathered during this “exercise,” was not available for our Area Council to review at our August meeting, we may have further comments after our September meeting.

Thank you,

Original signed by

Richard E. Bonewits, 20114 SE 206<sup>th</sup> St. Maple Valley, WA 98038

***Letterl from Paul Carkeek; July 26, 2005, Eco-site***

To: Rural working families

From: Paul P. Carkeek

Eco-site

Po Box 588

Preston, WA 98050

425-222-5662

penryn@centurytel.net

Date: July 26, 2005

Re: Rural Economic Strategy?

**The problem at hand:** In King County the trappings of rural economic prosperity are disappearing from the countryside landscape and the rural lifestyle is evolving into a suburban nightmare for rural residents who work from the property they live on.

The Washington State Growth Management Act (GMA) RCW 36.70A, upholds the view that rural property owners have the right to live and work in the "rural area." "Urban Growth Areas" (UGA's), like rural cities, the "Forest Production Area" (FPD), "Agriculture Production Area" (APD) and/or "Mineral Resource Lands" are not zoned rural (R-A), however, your rural home is.

**RCW 36.70A.030(14) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:. . . .**

**(b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;**

**(c) That provide visual landscapes that are traditionally found in rural areas and communities;. . . . Emphasis added.**

**RCW 36.70A.030(15) "Rural development" refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas. Emphasis added.**

**RCW 36.70A.011--Findings -- Rural lands. The legislature finds that this chapter is intended to recognize the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. Rural lands and rural-based economies enhance the economic desirability of the state, help to preserve traditional economic activities, and contribute to the state's overall quality of life. The**

legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. Further, the legislature finds that rural counties must have the flexibility to retain existing businesses and allow them to expand. The legislature recognizes that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit. **Finally, the legislature finds that in defining its rural element under RCW 36.70A.070(5), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns;** be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; **and enhance the rural sense of community and quality of life.** [2002 c 212 § 1.] Emphasis added.

Consistency with the goals, terms, and meanings of state-wide regulations is the first step in local planning documenting compliance with GMA. As provide above, the terms “rural character” and “family wage jobs” are synonymous and inextricably tied together creating the glue that holds the rural area together. Nonetheless, a lack of appropriate reaction to GMA directives, King County Comprehensive Plan Policies, and hands-on experience with **real world** rural area practices is endangering what elected officials have advertised as the product of their labors: **“preserving rural character for future generations.”**

The Department of Development and Environmental Services (DDES) is charged with administering increasingly strict regulatory controls over rural economics that appeared over a decade ago. For instance, in 1993 Ordinance 10870 (Section 536 Home occupations) was codified and for the first time in the history of King County urban, suburban, and rural small scale home grown family enterprises were being seen as “one in the same”, and together challenged and eliminated. Enforcement of flawed development standards absent the aim of corrective measures has inadvertently led DDES to assumptions that obscure the essence of rural area economics or “sense of community and quality of life.”

For this reason, the current code regulating “Home occupations” has been found to lack clarity (applicability) and the flexibility to sustain or support a needed and identified balanced approach to the preservation of all essential elements of rural character. Despite State and local legislation to prevent the misuse of code enforcement, the corrections found herein are being allowed and/or helped to “fall between the cracks.”

For instance: Many times I have heard County staff discuss farm and/or forest production areas and use the term “Rural Character”, and later refer to the rest of the rural area as “residential.” The effort to loosen the current rural economic stranglehold on rural lifestyles has gone unnoticed by King County’s regulator, (DDES). Currently DDES code enforcement staff estimate 20% of their caseload

are actions taken to shutdown home grown rural small scale enterprises.

Attachment No. 1 and 2 provide clarification and the amendments the King County Council crafted last year to again remind DDES of its obligation to react to legal legislative enactments as required by the King County Comprehensive Plan, Chapter Three: The Rural Economy. DDES is also charged with implementing legislative directives. The King County Comprehensive Plan provides a “glossary” of terms that includes the meaning of the word “**shall**” when used in official land use policies:

**Shall: To guide King County, the use of the terms “shall,” “will,” “should,” and “may” in policies determine the level of discretion the County can exercise in making future and specific land use, budget, development regulation and other decisions. “Shall” and “will” in a policy mean that it is mandatory for the County to carry out the policy, even if a timeframe is not included. “Shall” and “will” are imperative and nondiscretionary – the County must make decisions based on what the policy says to do. “Should” in a policy provides noncompulsory guidance, and establishes that the County has some discretion in making decisions. “May” in a policy means that it is in the County’s interest to carry out the policy, but the County has total discretion in making decisions. Emphasis added.**

Notwithstanding the simplicity of this public duty: almost five (5) years have elapsed since Comprehensive Plan Policy R-106 was originally adopted in 2000. It gathered dust while DDES actively eliminated rural character and family wage jobs one after another. The unimplemented Comprehensive Plan Policy R-106 was designed to provide a crosswalk ramp up approach for protection of family wage jobs and other worthy rural qualities. This legislative directive would have established the appropriate conditions to lay the necessary ground work making it possible to evaluate facts, and recommend unified changes to County regulations based on educated deductions.

Last year R-106 was amended to strike 2001 and indicate 2005 as the “deadline” for DDES to recommend code changes, for review by the King County Council by December 31. Also King County adopted **new** Policy R-107. However, because of recent conversations I have had with DDES high level staff, I do not believe DDES is willing to pay attention to existing rural area criteria developed under mandatory GMA rural requirements e.g. RCW 36.70A.070(5)(b), County-wide Planning Policy FW-9, and/or the King County Comprehensive Plan Policies.

King County/DDES is advertising an “interest” in ideas about how to ensure the economic viability of the rural area “while maintaining its character”, yet DDES has made no effort to inventory the existing family wage producing jobs existing, and/or “**review its regulations and programs to preserve this component of the County’s Rural Area.**”

It is important to review development regulations to determine possible conflicts and issues of code enforcement that threaten existing small businesses. This review would also identify the type and scope of regulations needed to preserve

existing traditional "family-wage jobs." King County's meetings to gather public comments regarding a "Rural Economic Strategy" are thus hampered, and therefore may result in a GMA noncompliant, odd, and ineffective outcome.

The "variety" of existing uses currently at risk during this extended delay includes, but is not limited to the following: roof and gutter repair, welding, plumbing, repair of small and large motors (diesel, gas, and electric), landscaping, irrigation, carpentry, locksmiths, tree service and fireplace wood supply, blacksmith services, window and auto glass repair, excavation, electrician and electronic services, septic service, janitorial services, house cleaning services, building painting services, mobile veterinarian services, roadside vegetables, flowers, eggs, honey and other locally grown and/or manufactured products and services that must employ more than one non-resident and require a vehicle over two and one-half tons of weight capacity, or "heavy equipment" to be kept on the site.

These trades and services are taxed and licensed by the State of Washington to do business in and on property zoned rural. These businesses support already in place permitted developments including farming, forestry, mineral production, homes and business, and recreation. The questions are:

- Do these uses and their associated structures limit and impair Rural Character, and/or preclude any residential use permitted by the underlying zoning?
- Are these uses inextricably linked to rural lifestyle, and therefore important to the general welfare of many, if not all, of the rural population?

**In other words:** not having the results of the mandatory reviews and assessments in front of you today creates another opportunity for errors, further rural suffering, and does not support the diversity of rural economic activities and cottage industries that currently exist. Be careful about what you ask for because there is a good chance you get that **only**.

Please contact me if you have any questions and/or want to help correct the errors of the past and prevent their recurrence.

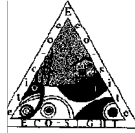
Thank you.

Note unable to scan in a readable manner the attachments which are ...

1) The News Release from King County Council dated July 20, 2004 ... Entitled: Proposed Amendments to Comprehensive Plan Update, Protect Character of Rural Areas, Working Farms, and Forests.

2) Comprehensive Plan R-106 and Section 3, The Rural Economy, R 106 and R-107.





***Letter from Paul Carkeek: September 12, 2005, Eco-site***

**September 12, 2005**

Julia Larson, Coordinator  
Rural Economic Strategies  
Office of Business Relations and Economic  
Development BOA-EX-2000  
701 Fifth Avenue, Suite 2000  
Seattle, WA 98104

Re: R-106, Rural Economic Strategies, history, and  
recent events:

Dear Ms. Larson:

This message is an expansion of the letter dated July 26, 2005 addressed to "Rural working families" I gave to Ray Moser the same day of the public presentation you made in Carnation about your rural economic strategy. By now you should be aware, the King County "zoning code" holds the majority of economic uses seen in rural areas are not legal uses under 21A30.080 & 090: Home occupation(s), and Home industry respectively. These standards are easily exceeded by a neighborhood lemonade stand.

Over the years I have assisted several rural working families engaged in Cottage industries who have found themselves under the scrutiny of DOES code enforcement. For that reason, I have been asked by persons engaged in economic activities that take place on residential property within unincorporated King County to comment on this issue and your progress.

There are concerns that King County Comprehensive Plan Policy R- I 07 may lead to unintentional backdoor sprawl and/or the conversion of rural areas to de-facto urban/suburban development. Further, your emphasis on R-107 may well lead to the duplication of existing programs designed to address the needs of farms, forests, and independent rural cities. The emphasis to be put forth should be the importance of protecting other elements of rural character and eliminating counterproductive code enforcements. It is more in keeping with State and local policy to quell the serial damage King County Comprehensive Plan Policy R-1 06 was intended to curtail.

Issues: Cottages are generally associated with rural areas and rural lifestyles. For the purposes of this communication: "Cottage industry" means any activity undertaken for gain or profit and carried on in a rural dwelling, or building accessory to a rural dwelling, by the home owner with or without the assistance

of nonresident employee(s). Jobs by the two's and ten's support the economic needs of many rural people throughout the rural areas of the United States.

As you will find later in this communication, these work activities are inextricably linked to rural lifestyles and are important to the general welfare of the population of Washington State. Some of these services rise to the level of private utilities in the "Rural area" e.g. potable water, and septic services, and others provide necessary infrastructure to support farming, forestry, tourism, and rural cities, unincorporated towns, and neighborhoods.

It is essential you understand these existing rural uses are independent and successful because they operate from the owner's rural residential property. They are not under financial pressure to pay rent for and/or purchase the costly and limited amount of land currently zoned I (Industrial), RB (Regional Business) or O (Office) found in designated Rural Cities e.g. North Bend, Rural Towns e.g. Vashon Island, Rural Neighborhoods e.g. Preston, and/or the "Urban" areas.

In 1990 the Growth Management Act (GMA) came into play regarding future planning for growth in Washington State. Since statewide adoption of GMA, local political subdivisions within the region encountered considerable confusion about what constitutes rural development versus urban and/or suburban development which led to debate and investigation.

One of the many things left unclear was a description and/or definition of what "Rural character" is. Many commentators hypothesized that rural character is anything which existed and/or could be permitted within the rural area. In turn, GMA has been amended several times. Amendments to give a clearer picture of rural character are expected to continue into the future as State and local officials and the public discover elements of the rural area that are essential for preserving, but were never contemplated and not protected.

After King County adopted its first Comprehensive Plan (1994) under GMA rural residents began to feel the heat. The "heat" I refer to is: the friction of too many things to do in too little time. The consequence is misdirected code enforcement actions against rural families and great unnecessary suffering.

Approximately a year after the 1994 Comprehensive Plan was adopted, it was explained to me by Lori Grant, who worked as a senior planner for the King County Office of Regional Policy and Planning (ORPP), that ORPP was aware there was a gap between the code and elements of rural character. ORPP was under great pressure to finish a plan within the time fixed for compliance, and there was not enough time to attend to all issues, and it did not appear to ORPP to be crucial to the process, or to fix the deficiency right away.

Therefore: among other good things the current King County zoning code secures, is the right to ride horses for pleasure, raise llamas for fun, have a family garden, and go fishing in the rural area. However, the right to work and live in the rural area and earn enough to support a family while contributing to rural character and the rural economy is not allowed under code as it should be.

It is not the intention of GMA, County-wide Planning Policies, or King County's Comprehensive Plan to "snuff out" independent traditional rural family-wage jobs. "Urban Growth Areas" (UGA's) e.g. the rural cities, the "Forest Production Area" (FPD), "Agriculture Production Area" (APD), and "Mineral Resource Lands" are not zoned R-A (rural area). King County code boilerplate provides directives to insure preservation of basic rural concepts.

KCC 21A.04.060 Rural area zone.

**A. The purpose of the rural zone (RA) is to provide for an area-wide long-term rural character and to minimize land use conflicts with nearby agricultural or forest production districts or mineral extraction sites. These purposes are accomplished by:**

**1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and are able to be adequately supported by rural service levels;**

**2. Allowing small scale farming and forestry activities and tourism and recreation uses that can be supported by rural service levels and that are compatible with rural character;**

**3. Increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones; and ... . (Ord. 14045 § 1, 2001; Ord. 11621 § 10, 1994: **Ord.10870 § 27, 1993**). Emphasis added.**

Nonetheless, for over a decade the Department of Development and Environmental Services (DDES) has administered progressively strict regulatory controls over rural economics.

In 1993 Ordinance 10870 (Section 536 Home occupations) was codified, and for the first time in the history of King County, urban, suburban, and rural area small scale home grown family enterprises were being seen as "one in the same", and together challenged and eliminated. Enforcement of flawed development standards absent the aim of corrective statewide and local measures has inadvertently led DDES to assumptions that obscure the essence of rural area economics or "sense of community and quality of life."

Moreover, it appears from the legislative history, which began as far back as 1958, regulations under KCC 21A.30.080 & 090 (Home occupation(s), and industries) were never intended for "Rural areas." In short, DDES has been engaging in the indiscriminate destruction of rural character, and it may well be this damage is based on ORPP's original omission (error).

There are serious concerns regarding the information available on the King County website set up to enlighten the public about the course of action your "Rural Economic Strategies" team has taken so far during this effort. Therefore, I would like to have your response to the following comments and questions as soon as you can provide them:

The problem at hand: In King County the trappings of rural economic

prosperity are disappearing from the countryside landscape, and the rural lifestyle is evolving into a suburban nightmare for rural residents who work from the property they live on. GMA (RCW 36.70A), upholds the statewide view that rural property owners have the right to live and work in the "rural area."

RCW 36.70A.030(14) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan: .

(b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas:

(c) That provide visual landscapes that are traditionally found in rural areas and communities;... . Emphasis added.

RCW 36.70A.030(15) "Rural development" refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas. Emphasis added.

RCW 36.70A.011-Findings - Rural lands. The legislature finds that this chapter is intended to recognize the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. Rural lands and rural-based economies enhance the economic desirability of the state, help to preserve traditional economic activities, and contribute to the state's overall quality of life. The legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. Further, the legislature finds that rural counties must have the flexibility to retain existing businesses and allow them to expand, The legislature recognizes that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit. Finally, the legislature finds that in defining its rural element under RCW 36.70A.070/51, a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life. [2002 c 212 § 1.] Emphasis added.

"Consistency" with the goals, terms, and meanings of state-wide regulations is the first step in local planners documenting compliance with GMA. As provided above, the terms rural character and "family wage jobs" are synonymous and inextricably tied together creating the bits and pieces that hold the rural area together. Nonetheless, the lack of appropriate reaction to the GMA directives

above, Countywide Planning Policies e.g. FW-9, and the King County Comprehensive Plan e.g. Policies (R-105, R-106, &R-107, and hands-on experience with real world rural area economic practices, are endangering what elected officials have advertised as the product of their labors: "preserving rural character for future generations." King County lawmakers found the current code regulating "Home occupations and industries" to be deficient in clarity, lacking the flexibility to sustain a needed and identified balanced approach to the preservation of all essential elements of rural character.

The original version of KCCP policy R-I 06 was discussed in Committee and then went before the entire Council during "public legislative hearings" and was blessed with passage by all Councilmembers in attendance voting "Aye" (yes), and by the Executive with the approval of the 2000 Comprehensive Plan. This language as promulgated provided directives (e.g.) "shall"..., and contained performance requirements (e.g.) "by December 31, 2001." .... Unfortunately, the intent, or "Effect" of R-106 has been ignored by King County administrators since its adoption. See Attachment No.1.

Are you also going to ignore the intent of R-I 06? Can you ask the King County Growth Management & Unincorporated Areas Committee to provide more guidance and perhaps avoid creating another bureaucratic (staff) problem regarding the analysis referred to in R-I06?

Despite State and local legislation to prevent the misuse of code enforcement, the corrections found herein are being allowed and/or helped to "fall between the cracks." For instance: Many times I have heard County staff discuss farm and/or forest production areas and use the term rural character, and later refer to the rest of the rural area as "residential." Residential infers urban and/or suburban development and uses.

The effort to loosen the current rural economic stranglehold on rural lifestyles has gone unnoticed by King County's regulator (DDES), and now apparently you. Currently DDES code enforcement staff estimate 20% of their caseload are actions taken to shut down home grown rural small scale enterprises.

Attachments No. I, 2 and 3 provide the clarity you need to emphasize. The amendments the King County Council crafted last year reiterated the promises King County made to rural residents, and reminded DDES of its obligation to react to legal legislative enactments as required. As you can see, last year R-I06 was amended to strike 2001 and indicate 2005 as the "deadline" for DDES to recommend code changes for review by December 31.

The King County Comprehensive Plan provides a "glossary" of terms that includes the meaning of the word "shall" when used in official land use policies:

Shall: To guide King County, the use of the terms "shall," 'will,' 'should,' and 'may' in policies determine the level of discretion the County can exercise in making future and specific land use,

budget, development regulation and other decisions. 'Shall' and 'will' in a policy mean that it is mandatory for the County to carry out the policy, even if a timeframe is not included. "Shall" and 'will' are Imperative and nondiscretionary - the County must make decisions based on what the policy says to do. 'Should' in a policy provides noncompulsory guidance, and establishes that the County has some discretion in making decisions. 'May' in a policy means that it is in the County's interest to carry out the policy, but the County has total discretion in making decisions. Emphasis added.

Notwithstanding the simplicity of this public duty: almost five (5) years have elapsed since Comprehensive Plan Policy R-1 06 was originally adopted in 2000. It gathered dust while DDES actively eliminated rural character and family wage jobs one after another.

The unimplemented Comprehensive Plan Policy (R-I06) was designed to provide a crosswalk ramp up approach for protection of family wage jobs and other worthy rural qualities. This legislative directive would have, and still is to establish the appropriate conditions to lay the necessary ground work making it possible to evaluate facts, and recommend unified changes to County regulations based on educated deductions.

However, because *of* conversations I gave had with DDES high level staff, and the public presentation you made in Carnation, I do not believe DDES or you are enthusiastic about paying attention to existing rural area criteria developed under mandatory GMA rural requirements e.g. RCW 36.70A.070(5)(b), County-wide Planning Policy FW-9, and/or the King County Comprehensive Plan Policies R-105, R-106, and R-107.

You have advertised "interest" in rural citizens' ideas about preserving the economic viability of the County's rural area while maintaining its character, yet your website reveals you have made no effort to "review code regulations under R-I 06. It is important for you to review development regulations to determine possible conflicts and issues *of* code enforcement that threaten existing small rural businesses. This review would also identify the type and scope of regulations needed to preserve existing rural "family-wage jobs. "Your meetings to gather public comments regarding a "Rural Economic Strategy" are thus hampered, and therefore may result in a GMA noncompliant, odd, and ineffective outcome.

Your website provides a list of some of the existing uses currently at risk and/or lost during this extended delay e.g.: roof and gutter repair, welding, plumbing, repair of small and large motors (diesel gas, and electric), landscaping, irrigation, carpentry, locksmiths, tree service and fireplace wood supply, blacksmith services, window and auto glass repair, excavation, electrician and electronic services, septic service, janitorial services, house cleaning services, building painting services, mobile veterinarian services, roadside vegetables, flowers, eggs, honey and other locally grown and/or manufactured products and services.

To be viable, most of these cottage industries must exceed existing code standards and employ more than one non-resident and require vehicles over two and one-half tons of weight capacity, or need to have "heavy equipment" kept on the site. Your list of existing cottage industries is a good start, however you also need to provide the analysis R -106 requires. These trades and services are taxed and licensed by the State of Washington to do business in and on property zoned rural (RA). These businesses support already in place permitted development including farming, forestry, mineral production, homes, businesses, recreation, rural cities and are "supported by rural service levels", and generate what the current code has been wrongfully eliminating from the landscape: "Rural character." The questions you need to answer are:

- Do these uses and their associated structures limit and impair rural character, and/or preclude any residential use permitted by the underlying zoning?
- Are these uses inextricably linked to the rural lifestyle, and therefore important to the general welfare of the rural population, if not all of King County?

In other words: the consequences of not having the results of the mandatory reviews and assessments in front of you and/or the participants in the public meetings so far held, creates another opportunity for errors, furthers rural suffering, and is a waste of taxpayers time and money. Additionally, your effort to date does not support the diversity of rural economic activities or cottage industries that currently exist, and is contrary to your mission as explained in documents (policies & laws) generated by King County and Washington State.

It could be construed an attempt to mislead the King County Council and citizens is on going, and could shift the rural vision to a suburban agenda. On July 19, 2005 The Growth Management and Unincorporated Areas Committee met and a briefing was given (item No.4, 2005-B0094). Karen Wolf, Ray Moser, and you reviewed the "Rural Economic Strategies" so far investigated. Karen Wolf stated any actions must comport to GMA directives, King County Comprehensive Plan Policies, and **create the capacity for rural residents to live and work in the rural area**. Karen Wolf told the Committee the reason for doing so is outlined in Policies R-106 & R-107. The information on your website makes no reference to R-106. Why not?

Will you please provide me with the budget description of your mission and/or any other directives regarding what you are assigned to do? Have you, or anyone else officially connected to this effort, contacted DOES regarding its regulations governing Home occupations and Home industry and/or code enforcement undertaken to enforce these flawed standards?

You and I had a telephone conversation long before any of the public meetings were set to elicit comments from attendees on opportunities and unmet needs to be targeted. Nonetheless, I received no notices, and by chance found out about the Carnation meeting. The intent of R-107 is to invite and inform interested

citizens of discussions, meetings and/or public gatherings for the purpose of formatting approaches for fulfillment of this mandated action, and your results. Will you let me know about any further stake-holder meetings and/or events held to discuss this issue?

I will be asking Mr. Constantine to again hold a public meeting to allow comment on the Rural Economic Strategies you are preparing as was done on July 19, 2005. I hope you will redirect your efforts to encompass the principals R-106 tries to facilitate.

Sincerely:

~.~~/

Paul P. Carkeek

Eco Site  
PO Box 588  
Preston Washington  
98050 425-222-5662  
cc:

The Honorable Dow Constantine, Chair of the King County Growth Management & Unincorporated Areas Committee, and King County Council Members.

The Honorable Ron Sims, King County Executive

Note unable to scan in a readable manner the attachments which are ...

- 1) R-106 – B- dated 7/18/2000 – Amendment to Attachment A to Proposed Ordinance 2000-0186, Dated June 29, 2000, Sponsored by David Irons
- 2) The News Release from King County Council dated July 20, 2004 ... Entitled: Proposed Amendments to Comprehensive Plan Update, Protect Character of Rural Areas, Working Farms, and Forests.
- 3) Comprehensive Plan R-106 and Section 3, The Rural Economy, R 106 and R-107.



## ***Email from Kathleen Fitch, Economic Development for a Sustainable Vashon***

Received: October 6, 2005

To Julia Larson – Coordinator Rural Economic Strategy  
Office of Business Relations and Economic Development

Many of the members of EDSV have individually provided input into the King County Rural Economic Strategy Plan via e mail and participating in your town hall meeting.

EDSV, which comprises of several Vashon Business owners/managers have organized to have a strong voice in the health and well being of Vashon's Economic Process. To this end, as the present chair of the EDSV group, I have prepared the following letter for incorporation into the first draft of the Rural Economic Strategy Plan.

- Affordable housing

A major area of concern for all businesses, service/retail/manufacturing, is the limited affordable housing on the island. Without adequate staffing Vashon's business's ability to maintain quality service, provide acceptable open hours, (which is critical to servicing the commuter population) or pursue expansion opportunities are eroding. It also gives pause for any entrepreneur to open a new business even if it qualifies as a need for the island community.

The 1996 Vashon Town Plan states:

A Town to serve Islanders' needs: provide affordable housing

Vashon Household has begun to address this issue, which we are very grateful, but future plans to locate affordable housing within the Town proper as history has proved over and over and over again is a failed plan.

Affordable housing plans must be located throughout our island proper, such as in Burton, Dockton and Ellisport areas. This requires certain zoning laws be lifted to permit the affordable housing be built in areas mentioned above.

Foster economic opportunities that are aligned with the islands resources, unique competitive advantages and values.

Encourage various governmental institutions to assist startup non-profit organizations that focus as a learning/teaching center for pacific region and Pacific Rim. Specific focus would be sustainability centers as well as a human rights center. Both areas have various grass roots movements on the island.

- Assist non-profit & for profit small business owners in purchasing commercial buildings for their business through various governmental incentives

As commercial property values increase - potentially rental leases will follow suit. Business owners offering services/products to the community at a reasonable rate will be unable to absorb the increased costs/or pass through their services/products and stay a viable business.

A potential scenario resulting from the above:

Commercial building owners requiring higher leases, which in turn will become unsustainable by the current businesses, will pursue businesses that focus more on tourist's dollars. This will push to heighten level the selling of Vashon as a "major tourist" destination.

This culture will almost single handily change the rural quiet community which is focused on agriculture, forestry, sustainability center, research & human rights center and especially hi tech businesses to a tourism town similar to Mercer Island.

The Economic Development for a Sustainable Vashon, EDSV, thanks' you for this opportunity to have a strong voice in this process and including our points within the Rural Economic Strategies report forthcoming.

Kathleen Fitch

EDSV Representative



Vashon-Maury Island  
Community Council  
Serving Vashon-Maury Island since 1933



***Letter from James English, Vashon Maury Island  
Community Council***

P O B o x 2 8 1

V a s h o n , W A 9 8 0 7 0

October 18, 2005

Julia L. Larson  
Coordinator, Rural Economic Strategies  
King County Office of Business Relations  
701 Fifth Avenue, Suite 200  
Seattle, WA 98104-7097

Dear Ms. Larson:

The Vashon Maury Island Community Council wishes to provide these initial recommendations and input regarding the Rural Economic Strategies plan you are coordinating for King County. VMICC formed an Ad Hoc Economic Committee to provide a focus on economic issues pertaining to Vashon and Maury Island, and its recommendations have been considered by the Community Council in developing these initial recommendations.

The Community Council provides the following recommendations for consideration by King County as it develops its Rural Economic Strategies plan:

- VMICC endorses the general principles and policies as articulated in the King County Vashon Community Plan, completed in 1986, and the 1996 Vashon Town Plan. document. Relevant portions of these documents are enclosed for your reference.
- The County should support value-added agriculture and forestry, as well as agricultural and forestry activities as identified in prior Vashon planning documents.
- The County should create a more favorable economic environment for start-up businesses which are consistent with a rural environment. Support in-home businesses.
- The County should provide a more flexible implementation of County requirements so as to not impose urban requirements and practices on a rural environment. See goals and policies in Vashon Town Plan and Vashon Community Plan for specific examples. County departments need to communicate more effectively with each other and with the Vashon community regarding County actions being taken.

We understand that we will be provided further opportunities for review and comment as you develop and circulate a draft of the County's Rural Economic Strategies plan. We

trust these initial recommendations will help guide the County on its development of plans and policies that will be consistent with the needs and goals of Vashon and Maury Island.

Sincerely,

James T. English, President  
Vashon-Maury Island Community Council  
Email: [jim\\_english@amerifresh.com](mailto:jim_english@amerifresh.com)  
(206) 463-3044

Ronald Leaders  
Chair, Economic Committee  
Email: [rleaders@contractsolutionsgroup.com](mailto:rleaders@contractsolutionsgroup.com)  
(206) 463-7434  
encls.

## **APPENDIX D: Comments on Draft Rural Economic Strategies**

This appendix contains comments received on the Public Review Draft of the Rural Economic Strategies Report.

## ***Letter from Mark Timken***

Julia Larson  
Office of Business Relations and Economic Development  
King County, Mail Code: BOA-EX-2000  
701 Fifth Avenue, STE 2000  
Seattle, WA 98104-7097

Dear Julia,

Thank you for sending the public review draft to the Vashon Island Growers Association. I am very grateful for the work you have done. I realize it has been a long process and I appreciate your continued efforts. As a farmer/grower I want to highlight several aspects of the importance of agriculture on Vashon Island in relationship to the Rural Economic Review Draft.

- Through direct Marketing agriculture provides a link between growers and customers. This relationship is a key point to the future of economic development on Vashon. By keeping local dollars within the local community, agriculture works as a basis for the economic future. Whether it is a farm stand, the Farmers Collective, the Farmers Market, or farms selling CSA shares, today's farmers are working to create viable ways to make a livable wage.
- More and more food safety and reliability have become critical factors for our customers. People want to know where their food was grown and by whom.
- Farm land and open space brings a value of life that is quickly being forgotten in today's world. Farmers are using techniques to sustain the land over time to help foster a healthy ecological system and a healthy population.
- Sales at the Vashon Farmers Market have exploded over 215% over the past six years. During the 2005 growing season over 10,000 shoppers came to the market seeking agricultural and craft products from local island businesses. The demand continues to grow at an exciting pace.
- The Vashon Island Growers Association has sponsored and brought films and speakers to the island educating the island residents to eat responsibly.

As a farmer/ grower on Vashon Island I agree with the direction of the review draft and I trust that its emphasis on agriculture being the basis of this economic growth will continue. I am in favor of keeping the current strategies in place for the final draft of the document.

Thank you,

Signed

Mark Timken  
16531 Westside Hwy SW  
Vashon, WA 98070

***Email from Joshua Monaghan***

From: JOSHUA.MONAGHAN  
Sent: Thursday, December 01, 2005 10:22 AM  
To: Larson, Julia  
Subject: on Econ Strategy Report

Hi Julia,

I am the lead farm planner at the King Conservation District. We work with rural landowners and farmers and are very concerned about the decline of ag industry in the COunty. I have been looking over your report, and I'm excited that the County is working on this effort. Here at the Conservation District we continually search for ways to promote and support the sustainability of local farming enterprises.

I took some time and skimmed the report. The economic breakdowns were interesting and may help us better serve our local ag enterprises. Thank you.

QUESTION: In reading "B. Economic Profile..., 5. Ag. Sector", I read that "half of the farms in King County sell livestock, poultry, and related products, although these farms are mostly raising chickens." Chicken raising accounts for a very small amount of the farming activities that we see, and so I wonder where this info comes from? Is this true?

I look forward to hearing more on this. Thanks again for your report.

Sincerely,

Josh

Joshua Monaghan, Lead Farm Planner  
King Conservation District  
935 Powell Ave SW Renton, WA 98055  
425-277-5581 ext 130

## ***Email from Liz Reynolds***

**From:** Liz Reynolds [mailto:derzil@mytangledweb.com]

**Sent:** Tuesday, November 29, 2005 4:45 PM

**To:** Larson, Julia

**Subject:** response to rural Economic Development.

It is absolutely appalling to think that King County would consider placing a poultry processing plant here in Enumclaw.

We, the city of Enumclaw, are at a crossroads' of our economic future and working desperately and spending thousands of dollars to hopefully adopt a tourism plan.

For King Co . to consider a poultry slaughter house in our area is unacceptable.

Our location and proximity to Mt. Rainier lends itself very well to tourism potentials.

Thousands of cars pass through Enumclaw on the way to Mt rainier as well as to Crystal Mountain

King Co. council has always placed Enumclaw in the "forgotten" zone . Look at their management of the King Co. fairgrounds for instance.

Obviously, you did not speak with many people regarding this issue or you chose to speak to a very limited and targeted audience.

Would you like a poultry slaughterhouse in your town?

And on another note why not try and help Enumclaw develop tourism instead you are hampering our possibilities with such negative thought and considerations

I noticed that KC emphasis on tourism was placed on Vashon and Snoqualmie.. Obviously dollars speak loud and heaven forbid you consider placing a poultry slaughter facility in their backyard.

I will work diligently and tirelessly to make sure that your road is a hard one to travel in regards to this project and that it never comes to fruition.

You are as bad as Wal-Mart

Shame on you

Sincerely,

Liz Reynolds



***Email from Amy Grotta, Washington State University  
Extension***

**From:** Grotta, Amy

**Sent:** Tuesday, November 29, 2005 1:28 PM

**To:** Larson, Julia

**Subject:** rural economic strategies draft comments

Julia,

Thank you for sharing your draft document with me. I found it to be very thorough and offer the following comments as related to the forestry action items.

**1. RES-F2 (Low Impact Infrastructure):** What about some sort of mobile sawmill apprenticeship? In order to be a good operator of a mobile sawmill one needs not only the money to buy a mill, but also specialized expertise. Could KC figure out a way to provide an apprenticeship, and/or a startup loan for someone interested in starting this as a business? Most of the big mobile sawmill manufacturers offer training to people that buy one of their mills, so maybe providing a loan would be the way to go. Or, another idea -- work with King County Parks, so that when they start drawing wood out of the parks system to mill on-site, this is an apprentice opportunity for someone who wants to learn to operate a mobile mill.

The closure of the Weyerhaeuser mills several years ago displaced a number of workers. Though many may have moved on to other jobs by now, this would seem to be an ideal pool of people to recruit into providing "low impact infrastructure". I don't know how one would go about tracking them down, but targeting Snoqualmie and Enumclaw would be a good bet. Another option for recruitment might be voc-tech programs at high schools or maybe even community colleges?

This is obviously not a particularly well-formed idea, but just something I've been thinking about.

**2. RES-F2 (Green Building Certification):** As I understand it, the LEED or BuiltGreen programs don't award points based on the sourcing of wood, other than if the wood is FSC certified. While FSC-certified wood is worthy of points, currently there is no FSC certified wood produced in King County (other than potentially, from the Cedar River Watershed). I feel that there has to be a way to reward the use of local forest products in building. Could King County, City of Seattle, or some other public agency set the standard by incorporating this into the design of some future building project? Maybe contract with the Vashon Forest Stewards to purchase trim or flooring from them?

**3. RES-F3 (Model Business Plans):** I am partnering with the Northwest Natural Resource group on a grant proposal (it's been submitted; we should learn whether it has been accepted sometime next year) titled

"Promoting Income Opportunities for Small Woodland Owners in Western Washington." If funded, one outcome of the proposed work will be to develop business plans based on up to a dozen different forest products ranging from floral greenery to value-added wood products to eco-tourism. This will all be published in a handbook, and my role is to conduct workshops over the next 3 years based around these topics. If you are interested I will send you more details.

**4. RES-F3 (Forest Enhancement Events):** There is certainly a place at the Small Farm Expo for a forestry educational track or space for vendors who have forestry related businesses. Since the SFE is an Extension program, it should be fairly easy for me to work with the Expo organizers on this in the future, provided that the County agrees that it should be part of my yearly work program.

I look forward to working with you in the next year on your efforts in these areas.

--Amy

Amy Grotta

Extension Educator -- Forest Stewardship

Washington State University Extension -- King County

919 SW Grady Way, Suite 120

Renton, WA 98055

(206) 205-3132 voice

(206) 296-0952 fax

<http://www.metrokc.gov/wsuc-ce/forestry>

*Extension programs and employment are available to all without discrimination. Evidence of noncompliance may be reported through your local Extension office.*

***Email from Rick Spence 4Creeks Unincorporated Area Council***

**To:** Moore, Ghislaine

**Sent:** Monday, November 28, 2005 9:05 AM

**Subject:** Message

Hi Ghislaine,

I am really disappointed in this report. I have great concerns about who would be on the citizens board. We don't need more influence by the 1000Friends/Futurewise people. We also want to see real Economic Development. What about allowing cottage industry to be more than a Day Care Center or a Commercial Kitchen. What about the family who's Head of Household owns a Truck/Backhoe to be able to have his equipment at home. Or how about a Graphic Sign Business where an owner could have vehicles come to his home to apply the graphics. Or how about the Well Driller, what's to prevent him from having his equipment at his home. I'm not talking about a home in a neighborhood, I'm talking in the real Rural Community.

It makes all of us in the Rural Area concerned if Ron is listening, Julia's not.

If we have a Citizen Board, let's not make a mockery of it. I would like to see you get real feedback from the real stakeholders, not Louise Miller's Rural Majority. I believe we in the UAC's are the correct venue for this.

Sincerely

Rick Spence  
4Creeks UAC, President

## ***Email from Joanne Jewell and Rob Peterson***

From: Joanne Jewell and Rob Peterson [<mailto:plumforest@zipcon.net>]  
Sent: Wednesday, December 14, 2005 3:45 PM  
To: Larson, Julia  
Subject: agriculture on Vashon

Julia Larson - [julia.larson@metrokc.gov](mailto:julia.larson@metrokc.gov)  
Office of Business Relations and Economic Development  
King County, Mail Code: BOA-EX-2000  
701 Fifth Avenue, STE 2000  
Seattle, WA 98104-7097

Dear Julia,

Thank you for sending the public review draft to the Vashon Island Growers Association. We are very grateful for the work you have done. We realize it has been a long process and appreciate your continued efforts. As farmers we want to highlight several aspects of the importance of agriculture on Vashon Island in relationship to the Rural Economic Review Draft.

a.. Through direct Marketing agriculture provides a link between growers and customers. This relationship is a key point to the future of economic development on Vashon. By keeping local dollars within the local community, agriculture works as a basis for the economic future. Whether it is a farm stand, the Farmers Collective, the Farmers Market, or farms selling CSA shares, today's farmers are working to create viable ways to make a livable wage.

b.. More and more food safety and reliability have become critical factors for our customers. People want to know where their food was grown and by whom.

c.. Farm land and open space brings a value of life that is quickly being forgotten in today's world. Farmers are using techniques to sustain the land over time to help foster a healthy ecological system and a healthy population.

d.. Sales at the Vashon Farmers Market have exploded over 215% over the past six years. During the 2005 growing season over 10,000 shoppers came to the market seeking agricultural and craft products from local island businesses. The demand continues to grow at an exciting pace.

e.. The Vashon Island Growers Association has sponsored and brought films and speakers to the island educating the island residents to eat responsibly.

As a farmer/ grower on Vashon Island we agree with the direction of the review draft and I trust that its emphasis on agriculture being the basis of this economic growth will continue. We are in favor of keeping the current strategies in place for the final draft of the document.

Thank you,

Signed,  
Joanne Jewell and Rob Peterson  
Plum Forest Farm  
Vashon Island  
206-463-3518

P.S. This is a close copy of a letter drafted by Mark Timken of Vashon. We want you to know that we support these ideas completely.

## ***Email from Julie Barnfather***

**From:** Julie Barnfather [mailto:rocknb-ranch@comcast.net]  
**Sent:** Friday, December 16, 2005 11:02 AM  
**To:** Larson, Julia  
**Subject:** Economic Strategies

Dear Ms. Larson:

I'm writing to encourage you to support the creation of a map of all equestrian trails in King County. I think this will be an important tool for economic strategies to promote recreation and tourism in the County. There are a large number of horse owners in this county, and the economic impact is currently (conservatively) estimated in the range of \$80 - \$100 million a year. Documenting and publishing recreational information (maps) will encourage this industry to grow. It's vital to identify missing links, maintain soft surface trails, and to create parking for horse trailers to keep the horse industry thriving in the county.

I appreciate your time and consideration.

Sincerely,

Julie Barnfather

## ***Email from Rob Holland***

**From:** RE\_HOLLAND  
**Sent:** Friday, December 16, 2005 2:31 PM  
**To:** Larson, Julia  
**Subject:** Great Job on Rural Economic Strategies

Hello Julia,

My name is Rob Holland and I met you at a Farm Bureau meeting shortly after you took the job at King County. I just wanted to say you are doing a great job. I look forward to seeing the finished product.

Rob Holland

Volunteer, American Farmland Trust

"Without truth - without trust- America cannot flourish"  
Former President Jimmy Carter

"All political power is inherent in the people, and governments derive their just powers from the consent of the governed, and are established to protect and maintain individual rights."

--Washington Constitution Article 1 Section 1

## Letter from the City of North Bend



### CITY OF NORTH BEND

*"Excellence in Government – Pride in Service"*

December 12, 2005

Julia Larson, Coordinator  
Rural Economic Strategies  
Office of Business Relations and Economic Development  
BOA-EX-2000  
701 Fifth Avenue, Suite 2000  
Seattle, WA 98104

RE: Draft Rural Economic Strategies Report for King County

Dear Ms. Larson:

Thank you for the opportunity to review the Draft Rural Economic Strategies Report. Although our office just (last week) received an online version of the November 18, 2005 report due to notification problems, we appreciate the extension of the comment deadline to December 12, 2005. At the December Snoqualmie Valley Governance Association meeting, you mentioned that we could bring suggestions and ideas for economic development to your office at any time and in fact, the report was a reflection of flexibility based on the concerns of the rural communities.

We appreciate the many recommendations and action items written about Snoqualmie Valley within the document. The Rural Economic Strategies (RES) Report is a good step towards bringing together common issues as well as the special and unique elements of the unincorporated areas and small rural cities of King County. At this time, we request the following items be included within the final RES.

- 1) Generally, there are several statements in the RES about supporting King County policies and regulations. In the final RES please include statements on the county's commitment to coordinate and support City of North Bend policies as set forth in our Comprehensive Plan, for the Urban Growth Area (UGA) and area of influence surrounding the UGA. In particular completion of an Interlocal Agreement regulating development activity within the UGA to conform with City standards is a critical issue to North Bend as you noted at the December 2005 Snoqualmie Valley Governance Association meeting.
- 2) Page 15, RES: Please add the following sentence to the criteria for ideas and recommendations incorporated into the RES Strategies and Action Items:  
"Is the idea or recommendation in compliance with the City of North Bend Planning Policies?" (Perhaps list by name all of the Rural Cities in the criteria section of the RES.)  
The request for the additional criteria into the final RES helps address item 1 above.

**City Hall**  
211 Main Ave. N.  
Phone (425) 888-1211  
Fax (425) 831-6200

**Community Services**  
126 E. Fourth St.  
Phone (425) 888-5633  
Fax (425) 888-5636

**Fire Department**  
112 W. Second  
Phone (425) 888-0242  
Fax (425) 888-5275

**Public Works**  
1155 E. North Bend Way  
Phone (425) 888-0486  
Fax (425) 888-3502

**Sheriff's Office**  
1550 Boalch Ave. NW  
Phone (425) 888-4433  
Phone (206) 296-0612  
Fax (206) 296-0929

P.O. Box 896, North Bend, WA 98045 <http://ci.north-bend.wa.us>  
Printed on Recycled Paper

- 3) Edit on page 21: Infrastructure Improvement Application paragraph. The last line says that the projects from receipt of the federal Economic Development Administration would create jobs for the lower Snoqualmie Valley. Please delete the word "lower".
- 4) Way Finding and Standardized Signage / Tourism Enhancement Program  
"KC Office of Business Relations and Economic Development (BRED), the KC Roads Division, KC Parks & Recreation Division, and 4Culture, in partnership with Snoqualmie Valley Governments Association, the State of Washington, and others are working to develop a pilot project for thematic and consistent signage for parks, historical, cultural, scenic, and other sites throughout the area to enhance the tourism market in the Snoqualmie Valley." Page 7, RES.

The City of North Bend supports the feasibility work of the Way Finding Signage group and would like to be involved in this collaborative effort that benefits the entire Snoqualmie Valley. Thank you for bringing together all of the players for this important project.

My final comment is to thank your office for paying special attention to the significant challenge created by the lack of water rights in the City of North Bend and the Sallal Water Association (North Bend UGA). This challenge, as you are aware, has been the City's highest priority for over six years to date. We are grateful for King County's support through assistance in preparing the federal Economic Development Administration (EDA) grant application. We are very interested in building on this partnership by completing an interlocal agreement to regulate development activity within the UGA to conform with City standards as a step to facilitate future annexation of the UGA.

In conclusion, we'd like to reserve the opportunity to provide additional comment after we have more time to review the RES Report by all City staff and officials. On behalf of the City of North Bend, we would look forward to being in partnership with the county by supporting economic development activities and programs so that all of our citizens in Snoqualmie Valley receive benefit with a strong future.

Sincerely,

CITY OF NORTH BEND



Mayor Kenneth G. Hearing

cc: Ron Sims, Metropolitan King County Executive  
Kathy Lambert, Metropolitan King County Councilmember  
George Northcroft, Director King County Business Relations & Economic Development  
Fuzzy Fletcher, Mayor, City of Snoqualmie  
Matt Larson, Mayor-Elect, City of Snoqualmie  
Bob Larson, City Administrator, City of Snoqualmie  
Yvonne Funderberg, Mayor, City of Carnation  
Bill Brandon, City Manager, City of Carnation  
Will Ibershof, Mayor, City of Duvall  
Doreen Booth, City Hall Administrator, City of Duvall  
George Martinez, City Administrator, City of North Bend

## ***Email from Palmer Coking Coal Company***

FROM: Palmer Coking Coal Company

DATE: November 23, 2005

TO: Julia Larson, Coordinator

Ms. Larson:

Thank you for providing us with an e-mail version of the Rural Economic Strategies Report (Public Review Draft). I have read the report and have the following comment.

The Rural Economic Strategies (RES) seems to be heavily weighted towards agriculture, forestry, and tourism with nary a mention of the another important component of the rural landscape: mineral extraction. The early settling of King County and its continued growth into the 21st century could not be imaginable without mention of the mining, processing and extraction of minerals. The early settlers to King County in large part came here to mine coal to fuel the growing economy of California and later the energy needs of the state of Washington. Clay mining for the production of bricks helped build the region's early buildings. Our vast system of freeways, roads, and trails could not have been built without a heavy reliance on the mining and extraction of sand, gravel and rock. Throughout the ages, many mining enterprises have been located in the more rural areas of King County. The realities of land uses dictate that many mineral extractions sites will be located in and around rural King County.

We believe the RES should acknowledge the important contribution that mineral resources have played in the development and continued economic vitality of King County. We further believe that the RES should acknowledge that the rural areas will likely play an important future role in the continued production of the mineral resources that allow a nearby urban culture to thrive.

Thank you for this opportunity to improve the Rural Economic Strategies Public Review Draft.

**William Kombol, Manager  
Palmer Coking Coal Company  
P.O. Box 10 / 31407 Highway 169  
Black Diamond, WA 98010-0010**

**telephone: 425-432-4700**

**telephone: 360-886-2841**

**fax: 425-432-3883**

**website: [palmercc.com](http://palmercc.com) Click here: Palmer Coking Coal Co. - Home Page**

**e-mail: [palmercokingcoal@aol.com](mailto:palmercokingcoal@aol.com)**



## ***Email from Martin Koenig***

DATED; December 10, 2005

TO: Julia L. Larson

Julia,

Thank you for emailing me your initial draft. I want to make several points, consistent with comments I have repeatedly made both in island meetings and in conversations with you.

First, unless I missed it, I saw no reference to the question of the appropriate scale of economic development for our island. This is important, so that we have common understanding of the content of your report.

Secondly, there is no reference to the positions on cultural tourism presented on the CD I provided you. The island-wide public meeting recorded on the CD was held specifically to discuss cultural tourism, and should be a useful resource in defining community opinion on cultural tourism; instead it is being ignored. At that meeting, as recorded on the CD, people identified themselves and were very clear in their reluctance to encourage increased tourism to the island. Many of these people were artists.

In the draft report, you write: "Additionally, the Vashon artist community is well established and *would like to increase tourist and regional sales of their ware...*" It is clear from the CD that the artists on Vashon do not speak with one voice, as your statement leads the reader to believe.

It would be more accurate to have either of these statements in your report: "The Vashon artist community is interested in increasing regional sales of their wares, but have different opinions about increasing tourism to the island," or "Vashon artists, like the rest of the Vashon community are divided when it comes to the issue of increasing tourism to the island." What you have written just is not accurate. I hope it will be corrected in the next draft.

It is important to acknowledge that economic development on Vashon-Maury island has a natural organized constituency in the Chamber and island businesses. Many other islanders, including some artists, are not naturally inclined to attend meetings on the topic of economic development. However, the issue of cultural tourism would likely draw a large group, as it did several years ago. This is because we islanders have a strong sense of place, and sense of what it means to live in a rural area.

This was also reflected in the Community Council comments submitted for your draft. I am not certain exactly how many islanders voted for the submittal of those comments, but it was many times larger than the number of people who have attended the meetings of the economic development committee. I believe the vote is an indication of how we value the agricultural and forestry activities in our community, part of our sense of place. It is important to note that at that meeting, there was no discussion of the possibility of increasing cultural tourism.

What you have written just is not accurate. I hope it will be corrected in the next draft.

Sincerely,  
Martin Koenig

## **Letter from Brad Gaolach , WSU; King County Extension**

WASHINGTON STATE UNIVERSITY



KING COUNTY EXTENSION

BOA-EX-2000

701 Fifth Avenue, Suite 2000  
Seattle, WA 98104

Dear Ms Larson:

As Director of Washington State University King County Extension (KCE), I would like to make a few specific comments about the Agriculture Cluster section of your draft Rural Economic Strategies Report.

In the background section, you accurately list and describe key programs KCE currently have that are grant funded. One of my concerns is that there are no specific strategies or action items associated with the Livestock Program. The urgent need for this position is very well supported by the first four bullets of your Market Driven Factors section, namely Dairy (opportunities for cheese making), Cattle/ Grass Fed beef, Sheep, and Direct Marketing Opportunities and clearly would fit within the RES-A1 strategies group. A dedicated livestock professional who is able to bring the resources of WSU and the entire Land Grant system to work one-on-one with local livestock producers would go a long way to realizing the market opportunities you detailed in your report. As a specific example of the need for a faculty level position, I have been working with a local CSA mixed vegetable producer who wants to add grass-fed beef to his operation. He believes it will benefit his operation both economically and by incorporating it into his overall farm operation, he should see a net fertility benefit. Not only is there a need for general production expertise that a university faculty member could provide, but this examples demonstrates a need for someone who can help conduct on-farm research.

A second concern I have is with the Cultivating Success action item suggested under RES-A4. It is important to realize that the Cultivating Success program consists of **two** 12-week courses plus the potential for a large, hands-on internship and mentoring program that would tie very closely with the FarmLink program. For this program to realize its full potential and provide the economic return King County, it requires a dedicated FTE. While developing this program through our grant, we have already built partnerships with Green River Community College and SBDC. Like many programs developed and implemented by KCE, we partner with other agricultural professionals.

Finally, I think it is important to realize the KCE provides other educational and technical assistance programs that are jointly funding between WSU and King County. The County funding sources for these existing programs are at risk on an annual basis. It is crucial that stable funding is provided for these programs. As you are aware, King County and WSU have a unique relationship that allows for joint funding of WSU faculty, in which WSU is often able to provide benefits for new locally funded positions in addition to the 2/3rds of salary plus benefits WSU currently provides for existing faculty. This allows the County to realize an enormous benefit and a very low cost, often getting nearly five dollars back for each dollar invested in KCE.

Sincerely,

Brad Gaolach, Ph. D  
Director, WSU King County Extension  
206.205.3110. brad.gaolach@metrokc.gov  
919 SW Grady Way, Suite 120  
Renton, Washington 98155

***Email from The Food Policy Council Coordinating Committee***

SEATTLE/KING COUNTY FOOD POLICY COUNCIL Coordinating Committee

Paul Benz, Lutheran Public Policy Office  
Branden Born, PhD, UW Urban Planning and Design  
Mary Embleton, Cascade Harvest Coalition  
Rosalinda Guillen, Food Justice Alliance  
Sylvia Kantor, WSU King County Extension  
Jen Lamson, Good Food Strategies  
Pablo Monsivais, PhD, UW Dental Public Health and Nutritional Sciences  
Tammy Morales  
Linda Nageotte, CEO, Food Lifeline  
Rebecca Warren, WSU Small Farms Program

For information contact:

Sylvia Kantor, WSU King County Extension  
206-205-3131  
sylvia.kantor@metrokc.gov

or

Mary Embleton, Cascade Harvest Coalition  
206-632-0606  
mary@oz.net

8 December 2005

Julia Larson, Coordinator  
Rural Economic Strategies  
Office of Business Relations and Economic Development  
BOA-EX-2000  
701 Fifth Avenue, Suite 2000  
Seattle, WA 98104

Dear Julia,

As outlined in the draft report, the mission of the rural economic strategies is to advance the long term economic viability of the County's rural areas, with an emphasis on local farming (and forestry). As drafted, the Rural Economic Strategies report emphasizes on-going partnerships and projects that provide tools to support this mission. One glaring omission is the developing Seattle-King County Food Policy Council, which has the primary focus of developing a healthy, resilient local food system that would promote and ensure a healthy rural farming economy.

Over the last 2 years, the FPC has convened a diversity of stakeholders in the local food system, including farmers, grocers, health care professionals, planners and emergency food and nutrition experts from throughout the county.

Collaboration among a diverse group is essential for the purposes of promoting and ensuring the economic health of our rural areas. Furthermore, the economic health of rural areas is fundamentally linked to food and health-related issues throughout the county, in both rural and urban communities. That is why we are also working to develop creative, cost-effective, community-based approaches to enhance access to and consumption of fresh, wholesome, locally-produced food. These approaches include broad farm to table programs that get more local farm products into area schools, hospitals, institutions and other feeding programs and improved processing and marketing of local farm products. Strengthening our local food economy is integral to improving health and quality of life for all King County residents.

The efforts of the FPC have gained broad-based support. King County Executive Ron Sims endorsed the establishment of the Food Policy Council earlier this year. In fact, more than 60 organizations and individuals have endorsed the concept, including local farms, PCC, QFC, Federal Way Public Schools, Food Lifeline, the Seattle Neighborhood Farmers Market Alliance and Seattle chef Tom Douglas.

We urge you to recognize the FPC's role in promoting rural economies in the final Rural Economic Strategies report and look forward to expanding our current collaborative efforts throughout King County to create a vibrant, local food system.

Sincerely,

The Food Policy Council coordinating committee

***Letter from Richard Bonewitz, Greater Maple Valley Area Council***

**GREATER MAPLE VALLEY AREA COUNCIL**

**P. O. Box 101**

**Maple Valley, Washington 98038**

December 5, 2005

To: Julia Larson, Coordinator – Rural Economic Development Strategy  
Office of Business Relations and Economic Development  
701 Fifth Avenue, Suite 2000  
Seattle, WA 98104-7097

**Subject: Greater Maple Valley Area Council Comments to King County Draft Rural Economic Strategy**

1. There is no real description of the problem that the County seeks to fix with the so-called “Rural Economic Strategies.” Consequently, there are no real strategies or action items detailed to solve them.
2. The document implies that a Rural Advisory Commission already exists when in fact it does not, nor has one been described in detail, nor has even the concept for one been presented to the affected public for review or comment.
3. The document is based in part upon morphing of the definition of “Rural Area” as described in King County Comprehensive Plan (KCCP) to include “Tourism and Recreation” and “Rural Cities” with equal status as the legitimate stakeholders of the Rural Areas. This violates the intent of KCCP R-105. Moreover this document overstates and misrepresents the importance of their economic relationship to the Rural Area. Tourism and Recreation as well as Rural Cities are much more focused on serving urban interests. With few exceptions, Rural Cities are nothing more, or less than, urban islands within a Rural Area. Please read the definition of Rural Area that is in KCCP R-101 through R-106 (and particularly R- 102) and reflect on the fact that King County has no legal authority over matters of land use within Rural Cities.
4. This document does not complete the action of KCCP R-106 as requested by the King County Council Growth Management/UAC Committee in a news release dated July 20, 2004 regarding “Proposed Amendments Comprehensive Plan Update Protect Character of Rural Areas, Working Farms and Forests.” Specifically, it makes no attempt to review/assess the regulations and programs designed to preserve the County’s Rural Area to determine whether they are still necessary, or overly restrictive, to the Rural Area economy. Nor does it address many of the components specified under R-106a, now R-107, or provide data of any note to respond to R-107 components: b, d, or e.
5. The document does not provide anything approaching a “Rough Order of Magnitude” (ROM) of the economic benefits of implementation. Yet it provides a comprehensive idea of the County labor costs for implementation. It identifies a baseline of 5 to 6 direct full time equivalent (FTE) personnel and implies significant internal (to the County) coordination, which can easily be envisioned to potentially mean an additional 5 to 6 FTE’s. County labor costs, including overhead and fringe benefits, could easily exceed more than \$1,000,000 per year for this project.

6. The document includes several egregiously inaccurate, or over hyped subjective statements, such as:
- a) “The amount of public involvement and the strength and enthusiasm of interest in a continuing dialogue has been remarkable.” See page 3, line 7 and contrast that with Appendix C, pages 53, 54, 55 and 56 which shows that the number of people that attended the three community meetings was 120, 24 of them County personnel. The total number of Rural Area people that showed up was far less than half of the 96 non-County people that showed up. This certainly doesn’t represent a “public majority” and, therefore, should not be construed as a wide-spread Rural Area endorsement nor concurrence with either the public outreach associated with the Rural Strategy initiative or this draft document.
  - b) The document says (Page 4) that many rural residents rely on home-based businesses for a living wage. However, it provides no data on how many are actually engaged in home-based businesses, and little data regarding how much they earn from their home-based businesses. Given the facts from the 2004 King County Annual Growth Report, page 117, that 135,000 people living in the Rural Area live in approximately 46,900 households; that their median earnings are approximately \$73,400 per year, including an average of \$2,559 from agriculture, (derived from the \$120,000,000 shown on page 3 of the draft Rural Economic Strategies Document divided by 46,900 households = \$2,559) and that on a household basis very little rural King County family income is derived from forestry. It is highly unlikely that the current economic value from other home-based businesses makes up a significant portion of the aforementioned \$73,400 per household income. Note: Commercial forests generate the most significant amount of income from forestry. Income from commercial forests is declining due to high U.S. labor costs and this income is mostly divided among stockholders scattered worldwide and not within King County. Further, small wood lots on average generate no income and if harvested would usually generate negative income, as well as increase environmental damage. The BOTTOM LINE is that Rural Area residents earn most of their income outside the Rural Area and no amount of business development activity by the County is likely to change Rural Area household income much, especially with the high degree of County regulation that presently exists. Most Rural Area citizens say that they would rather King County get out of their face and off their backs. This does not mean that no County support should be given to rural economic development; it means that the amount that the County spends should be limited by what is realistically achievable without compromising Rural Character. It also means that better data is needed before there is any additional spending on rural economic policy development.
  - c) This document says (Page 28) that: “The rural cities serve as the retail and finance centers for rural residents.” This statement is grossly over hyped. Most Rural Area citizens use the same retail and financial businesses that their urban friends use.
  - d) This document says (Page 29) that: “Data covering rural King County household income, family and the per capita income by city, Vashon Island and the County are shown in table 7. Similar data for

Unincorporated Rural King County was unavailable.” Note that this statement is not true. Summary household income data for the unincorporated Rural Area is shown on page 117 of King County’s Annual Growth Report. The authors of this document have elected to include only income data from Rural Cities. The purpose of the data presented in Tables 7 and 8 and the related data discussion in Section 4 of the document is questionable, since it only pertains to Rural Cities rather than the Rural Area, which is supposedly the subject of this strategy.

7. WE further believe that the “Covered” employment figures used in this document do not represent even half of the employment of the Rural Unincorporated Areas.
8. We note that the Office of Business Relations and Economic Development (BRED) excluded many important comments by the public in the three public meetings it conducted in Enumclaw, Vashon and Carnation, except for those comments that were asked for by BRED and made within its structured break-out groups. At the same it acknowledges that it held meetings and conversations with many groups and individuals elsewhere and has used information gained from these other meetings and discussions in producing this document. Yet several valuable comments were made in the meetings at Enumclaw, Vashon and Carnation that have been omitted from this document. For one example, this from Vashon: **“This process should be based upon a [Rural Area] community vision.”** Yet this draft strategy ignores the need for a Rural Area community vision as a planning strategy first step and basis for economic business development. We believe such community “visioning” is necessary to establish the basis of this document or any economic strategy initiative affecting the Rural Area and should yet be developed in “grass roots” fashion by Rural Area citizens (as Rural Area is presently defined in the King County Comprehensive Plan), not County officials and not outside interest groups. The process for developing such community “visions” needs to allow the Rural Area citizens to speak directly without filtering or County re-interpretation as to what businesses should be allowed and physically located in the Rural Area, as well as what limitations should be imposed to maintain the desired “Rural Character.”
9. BRED has not reviewed regulations and enforcement practices and made any recommendation to revise them as necessary to eliminate current conflicts and issues of code enforcement that threaten rural cottage industries that support rural “family wage jobs” and preserve that element of rural character as was directed by KCCP R-106, as part of any Rural Economic Strategy.
10. We also believe that a current inventory of Rural Area home-based businesses must be developed as was directed by KCCP- R107 and included as a part of any Rural Area Economic Strategy.
11. We also believe that the document should include a list of County policies, ordinances, Public Rules and operating practices that cover both permitting and enforcement actions relative to Rural Area businesses. This list should be assembled and reviewed and updated in public sessions between the County and Rural Area citizens and included in this document. Note: several people attending the three aforementioned Rural Area public meetings held by the County said that the County’s regulations and enforcement actions were the primary impediment to Rural Area businesses.

12. At best this is a draft plan that is clearly not ready to be released at this time, and one that would likely generate considerable negative reactions in the Rural Area.
13. We are recommending that the County not endorse this draft Rural Economic Strategy. The County should reduce the number of economic clusters to be covered in any subsequent Rural Economic Strategy to those physically (and typically) within the Rural Area as currently defined in the KCCP and produce a strategy based upon more specific and more accurate data or, alternatively, “kill” this project. It isn’t worth \$1,000,000 a year in County recurring costs to make socks and underwear more readily available to the Rural Area, or to create a supportable handful of mobile slaughtering facilities, portable sawmills, cheese and jelly stands, or shipping container kilns. If nothing else would make the costs of these potentially useful Rural Area businesses uneconomic, County regulations would likely kill them.
14. We are concerned that hidden beneath the Public Review Draft’s baroque and gratuitous formatting lies mischief and/or indifference, or both, and that this will lead to negative unintended consequences. The Executive and King County Council should reject this draft of the Rural Economic Strategy, amend regulations governing Home Occupations as intended by KCCP R-106 and enact a budget proviso to curtail 2006 expenditures to execute any part of this Rural Economic Strategy until our collective comments and suggestions are implemented as requested herein.

Sincerely,

Original signed by

Richard E. Bonewits, Chairman

Cc: Ron Sims, King County Executive  
Ray Moser, King County Manager-Business Relations  
Members of King County Council Growth Management/Unincorporated Areas  
Committee Larry  
Phillips, Dow Constantine, David Irons, Steve Hammond, Regan Dunn, Kathy  
Lambert, Larry Gossett and Dwight Pelz



## ***Email from Ewing Stringfellow***

FROM: Ewing Stringfellow

DATE: December 5, 2005

TO: Julia Larson, Coordinator

Dear Ms. Larson,

This is a very thorough and lengthy report focusing on the protection of local farming and small forestry plots consistent with character of rural King County.

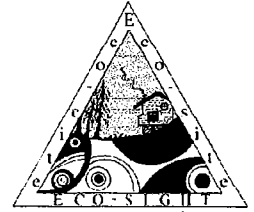
We are third generation cattle farmers in King County since 1949. Christmas tree growing has been a part of our operations for the past 26 years putting our three kids through the university and now we are working for our four grand children. One hundred percent of all tree sales go into an education trust fund payable to the university with their Dad taking care of the expenses. Now, in January 2006, King County plans to condemn through eminent domain our tree farm for a road project. King County does not want to consider the most direct road route because productive farm land is the cheapest land available in King County. If our land was not farmed it would be worth substantially more in weeds as investments property. This is how a farmer shoots himself in the foot and one way it does not pay to farm. Secondly, I would like to raise the question, Is farm land or park land more important to have in the county? There needs to be a better balance between these two uses. Farms are managed by folks who live on and work the land. They are known as stewards. Parks are managed by government. Both benefit the public, one through the food supply chain and the other through recreational activities. Both benefit the public by preserving a healthy rural environment. Here is a specific issue of concern. When the county condemns productive agricultural land for any public use reason, it should encourage the owner of the agricultural property it is taking to continue farming. The County should do this by offering what ever undeveloped land the County may own in the vicinity of the farm including passive park property as a comparable exchange in lieu of cash. There is thus no loss in productive agricultural land. When a willing farmer will accept such a land swap the County should cooperate and give this private involvement in agriculture its top priority. Please refer to the enclosed King County Agriculture Commission Minutes of October 2005 creating options for preserving lands, my November 30th, 2005 letter to the Snoqualmie Valley Record Editor recommending a land swap without losing the agricultural production of Christmas trees and a November 28th, 2005 letter to Linda Dougherty, Director of king County Road Services Division. I would suggest these thoughts be incorporated into your Rural Economic Strategies Report. Sincerely,

The Middle Fork S Ranch

Ewing Stringfellow

Queensborough Dev. Co., Inc.  
101 West Olympic Place, #1  
Seattle, WA 98119  
Tel. (206) 284-1170  
Fax. (206) 301-9773

December 6, 2005



Julia Larson, Coordinator  
Rural Economic Strategies  
Office of Business Relations and Economic Development  
BOA-EX-2000  
701 Fifth Avenue, Suite 2000  
Seattle, WA 98104

**Re:** Rural Economic Strategies, Public Review Draft comment

Dear Ms. Larson: (Julia)

As you are aware, I have been asked by people engaged in economic activities ("Cottage industries") occurring on property zoned RA (rural area), and within unincorporated King County to continue to comment on this issue and your progress.

I am disappointed you decided not to return the many telephone calls I made to you on Monday November 5, 2005 regarding additional time for comments. Also, I wanted to discuss with you an effort to provide for better focused, and perhaps even a single response to the Rural Economic Strategies (public review draft) from the rural UAC's. I believe granting additional time and developing a collective effort would have reduced BRED's time and work in responding to the rural UAC's, individual "rural stakeholders", and presented other examples of well thought out non-confrontational communication from rural residents to King County.

The Public Review Draft came out on line on November 18<sup>th</sup> just in time for the Thanksgiving holidays, expecting good comments by December 6, 2005. You must admit: a document as large, baroque, and important as this one is difficult to absorb, discuss with others, and comment on in the time you have allowed. Nevertheless, here are my comments.

I concur with and adopt the comments and suggestions sent to you by Richard E. Bonewits, Chairman of the Greater Maple Valley Area Council. As noted, it is the product of a collective effort.

One of the things the Greater Maple Valley Area Council comment conveys is: the Rural Economic Strategies, "public review draft" is actually the product of an apparent and continuing staff driven agenda lacking any responsibility to King County's "rural" residents, GMA, County-wide Planning Policies, and/or the King County Comprehensive Plan. Another is: staff is insubordinate regarding the duty to adhere to and/or follow

legislative directives. (See Rural Economic Strategies, Public Review Draft @ P. 13, "B. The Process", first paragraph.)

Please review again my September 12, 2005 letter to you, as it is also part of this comment, remains unanswered, and is germane to the draft. The attachments included in my September 12, 2005 letter to you (No. 1, 2 and 3) provided the clarity you still need to emphasize. The "attachments" I included are King County generated documents that take up only three pages and you should be able to easily retrieve and provide them as part of "Appendix C" in your expected report to the King County Council.

BRED has not reviewed current code and/or enforcement practices and made any recommendations to revise the code to eliminate regulation(s) that create conflicts with GMA and/or creates enforcement issues that threaten rural cottage industries sustaining rural "family-wage jobs". It is essential to preserve this element of rural character as directed by KCCP R-106. As you know, on July 19, 2005 Karen Wolf assured the Growth Management and Unincorporated Areas Committee this would be done by December 31, 2005 as part of the Rural Economic Strategies report to the King County Council.

The Rural Economic Strategy Public Review Draft is a document without thumbs attempting to get as many fingers into the public tax pie chart as possible. It has little or no grasp on fundamental rural realities and hence, is flawed beyond repair. I believe hidden beneath the Public Review Draft's baroque and gratuitous formatting lies mischief and/or indifference or both.

The Executive and King County Council should reject the Rural Economic Strategy, amend regulations governing Home Occupations (cottage industries) as intended by R-106, and enact a budget proviso to curtail 2006 expenditures to execute any Rural Economic Strategy until R-106 is implemented.

Sincerely:



Paul P. Carkeek

Eco Site  
PO Box 588  
Preston Washington 98050  
425-222-5662

cc: Ron Sims, King County Executive  
Ray Moser, King County Manager-Business Relations, and all  
Members of King County Council



## Four Creeks Unincorporated Area Council

P.O. Box 3501  
Renton, WA 98056  
[Four\\_Creeks\\_UAC@yahoo.com](mailto:Four_Creeks_UAC@yahoo.com)

December 9, 2005

Julia Larson, Coordinator – Rural Economic Development Strategy  
Office of Business Relations and Economic Development  
701 Fifth Avenue, Suite 2000  
Seattle, WA 98104-7097

Subject: Four Creeks Unincorporated Area Council comments to the King  
County Draft Rural Economic Strategy

Reference: King County Draft Rural Economic Strategy, dated November 18,  
2005  
Greater Maple Valley Area Council Comments to King County Draft  
Rural Economic Strategy, dated December 5, 2005 (attached)

The Four Creeks Unincorporated Area Council (FCUAC) holds between 12 and 20 public meetings per year and represents approximately 13,000 voters in both rural and urban areas of King County. Based on public input from these and other meetings, input from the FCUAC constituents parallels the opinions expressed in the referenced Greater Maple Valley Area Council (GMVAC) comment letter on the Draft King County Rural Economic Strategy (RES) document. The following are additional comments or emphasis from the FCUAC.

Rural areas, by definition, are largely self-supporting with limited dependence on the surrounding urban areas. In fact, this independence is key to the character of rural areas. In order to maintain their independent lifestyle, rural residents must maintain the ability to supply most, if not all, of the necessities for food, shelter, and transportation. They need schools, doctors, lawyers, septic services and roof repair, as do the urban residents. In addition, rural residents reserve the right to cut their own lumber, build or repair their driveways and private roads, repair or even manufacture their own equipment and provide for transportation needs.

They must provide for the needs of farmers, lumberman, handymen, laborers, and housewives as well as their children. In summary, the rural lifestyle is often autonomous by design and definition.

This independence theme is not adequately addressed in the draft RES. For example, recreation and tourism, as described in the draft do not show an adequate connection to this goal. Also, from an urban perspective, cottage industries in the rural areas can be mistakenly viewed as suppliers for the surrounding urban areas. Although rural areas do support the surrounding urban areas, that is not their primary function. This vital concept, also related to rural independence, is inadequately addressed in the proposed strategy.

Additionally, there are concerns that the current earnings information related to home-based businesses described in the RES document is likely to be overstated, an inaccuracy which can lead to inappropriate conclusions regarding the need for changes in the policies, regulations, and practices that encourage growth in this type of business in the rural areas.

Finally, there are concerns regarding the difference between the definitions, intents, and visions for the rural areas contained in the Washington State Growth Management Act (GMA) and the actual economic-related policies, regulations, and practices being employed for these areas in King County. Evidence exists that the regulations currently being used to govern rural economic development were never intended to be applied to the rural area. These differences are not adequately addressed in the RES document.

The FCUAC firmly believes that the continuation of King County's current practices in the rural areas will, in fact, produce negative results never intended by the GMA and will lead to creating the new "suburbia for the 21<sup>st</sup> century" in King County. This draft of the Rural Economic Strategies inadequately addresses that important and urgent issue.

The FCUAC concurs with the GMVAC that the strategies and actions described in the RES document are, at best, a draft plan not ready to be released at this time. We further concur and adopt the GMVAC position that the County not endorse this RES at this point.

Sincerely,

Rick Spence, Four Creaks Unincorporated Area Council President  
as directed by the council members by Unanimous Vote

cc: Richard E. Bonewits, Chairman Greater Maple Valley Area Council  
Ron Sims, King County Executive  
Ray Moser, King County Manager, Business Relations  
Members of King County Council Growth Management/Unincorporated  
Areas Committee Larry Phillips, Dow Constantine, David Irons, Steve  
Hammond, Regan Dunn, Kathy Lambert, Larry Gossett and Dwight Pelz



# Vashon-Maury Island Community Council

Serving Vashon-Maury Island since 1933



PO Box 281 Vashon, WA 98070

December 6, 2005

Julia L. Larson  
Coordinator, Rural Economic Strategy  
King County Office of Business Relations and Economic Development  
King County Executive Office  
BOA-EX-2000  
701 5<sup>th</sup> Avenue, Suite 2000  
Seattle, WA 98104-7097

SUBJ: Vashon-Maury Island Input to November 2005 Draft Rural Economic Strategy Document

Dear Ms. Larson:

First, we would like to thank you and your team for all the hard work, meetings and research that helped formulate this forward-thinking "Rural Economic Strategy." This should help not only Vashon Island but other rural communities in King County. Active implementation of the various economic strategies listed for Vashon will help direct growth to the urban areas, while reinforcing the much needed agricultural and forestry segments of our Island economy. Attached is a copy of applicable U.S. Census Bureau "Business Patterns by Major Industry" compiled by the Vashon-Maury Island Chamber of Commerce, which should provide a sense of scale and can serve as a frame of reference for future discussion.

Last month we highlighted the forestry and agricultural sectors at our monthly Community Council meeting. Forest Stewards, Vashon Island Growers Association and the Vashon Island Fruit Club each gave presentations. This was coordinated through the Chamber of Commerce and was very successful. Jobs, rural land use and an enhanced quality of island life are expected outcomes, not to mention great quality organic food. Does King County have any specific matrices that we can use to measure our progress?

Second, you might check with the Chamber of Commerce and Vashon College who already are developing a very comprehensive and interactive community Web site.

And finally, both the Community Council's Transportation and Economic Committees have been meeting. It is their and the Council's consensus opinion that the "Transportation" issue (specifically related to Washington State Ferries' schedules and rates) are integral components of Vashon's economic picture, and therefore need closer attention than reflected in the draft. As you can see from the attached "Commuters" schedule, a very significant portion of the island's economic well-being is governed by

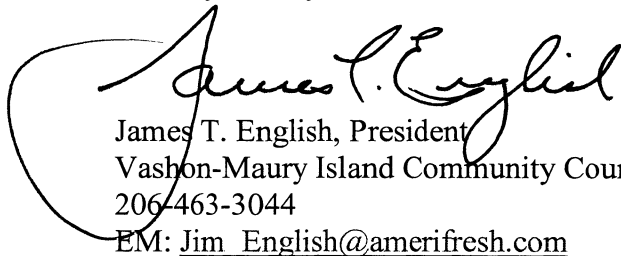
jobs off-island. We understand that this situation does not apply to the same extent to other Unincorporated Area Councils, and we are concerned that "transportation" as it relates to Vashon Island did not get the attention it warranted.

For example, the rural lifestyle is important to Vashon residents because of the quality of life it brings to our families. The increase in commuting times caused by service reductions, the extra time we spend at the bus stop, the problems we have with bus connections to the ferries, or waiting to get our car on a ferry, all threaten that quality of life.

Moreover, transportation directly affects the availability and cost of goods and services. Island businesses have been affected by service reductions, and now face the possibility of elimination of any ferry discounts currently offered to them as part of the proposed 2006 WSF tariff increase.

We would recommend that the King County Council lead in convening and preparing a special "Economic Transportation Impact Study" for Vashon Island that more completely addresses the very real impacts that Vashon's unique transportation difficulties and needs have on our Islands' rural economy.

Thank you for your favorable consideration.



James T. English, President  
Vashon-Maury Island Community Council  
206-463-3044  
EM: [Jim\\_English@amerifresh.com](mailto:Jim_English@amerifresh.com)

Enclosures:

Business Patterns

Daily Commuter Ferry Patterns



To: Julia Larson  
King County Office of Business Relations & Economic Development  
701 Fifth Avenue  
Suite 2000  
Seattle, Wa 98104-7097

Dear Ms. Larson,

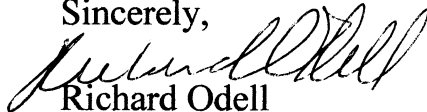
These signatures were gathered at the Vashon Farmers' Market this past Saturday, December 10. As a board member and past president of the Vashon Island Growers Association, as well as a grower and market vendor for 14 seasons, I have seen the market develop from a small plywood booth to a covered, open air mall with crowds that won't go home.

The people of Vashon-Maury Island by and large have strong feelings for what *they* feel is *their* market, and by extension for the ever-increasing number of farmers who supply its food and flowers.

As a vendor, I've spent a large part of every Saturday talking to tourists who have made the market an important stop during their visit.

Be assured that your efforts to support farming on Vashon-Maury Island will be warmly regarded by farmer and resident alike.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Odell".

Richard Odell

P.O. Box 1448

Vashon, Wa. 98070

To: Julia Larson  
King County Office of Business Relations & Economic  
Development  
701 Fifth Avenue  
Suite 2000  
Seattle, Wa 98104-7097

Dear Ms. Larson:

Please continue to keep small farms a priority in determining strategies for the economic future of rural King County.

We want small farms to continue to play an increasing role in the economic life of Vashon-Maury Island, through the ever-growing supplies of food produced for local markets, the income provided to farming families and others, and the growing amount of tourist interest generated by farm tours and the local Farmers' Market.

Thank you for your time and support.

Michael Laurie	13470 108th Ave SW, Vashon
Wah L. V. Pile	10035 SW 125th Pl Vashon, WA
Mary Lou MacLander	13518 SW 186th St. Vashon 98070
Bette Krumholz	26022 Pillsbury Rd SW Vashon
Julia S. Baker	10555 SW 140th Vashon
Julie Abbey	23145 Vashon Hwy SW, Vashon 98070
Harry Rosenthal	101006 S B and 98070
Michelle Hany	12216 SW Cove Vashon 98070
Scott Johnson	12216 SW Cove 20 Vashon 98070
Karen English	10528 SW 238th St. Vashon 98070
Mary Ormstead	17717 94th Ave SW Vashon 98070
Jane Neubauer	15635 115th Ave SW Vashon 98070.
Julia Hamlin	12704 SW 204th St

To: Julia Larson  
King County Office of Business Relations & Economic Development  
701 Fifth Avenue  
Suite 2000  
Seattle, Wa 98104-7097

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Thank you for your time and support.

Marilyn Sandall	6907 57 <sup>th</sup> Ave NE Seattle 98115
Deena Cher	PO BOX 13477 Burien 98013
PTC HEATHER TIMKEN	PO Box 596 VASHON, WA 98070
Margaret Hoefel	10421 SW Bank Rd #18 Vashon 98070
Ann Boggess	16530 91 <sup>st</sup> Ave SW Vashon 98070
Janet	10221 Cemetery Rd
Eric Durrett	6002 SW Pt. Robinson Rd, Vashon 98070
Richard Odell	10539 SW 186 <sup>th</sup> Pl Vashon, WA 98070
Suzanne Craft	19120 Ridge Rd SW Vashon, WA 98070
Michelle Moschkan	25120 122nd Ave SW, Vashon, WA 98070
Debbie Cain	11716 98 <sup>th</sup> Pl SW Vashon, WA 98070
Daniel Cain	11716 98 <sup>th</sup> Pl SW Vashon WA 98070
Erica Assink	9803 SW 239 <sup>th</sup> St Vashon, WA 98070
Cindy Follock	15639 115 <sup>th</sup> Ave SW, Vashon, WA 98070
Linda Peterson	15305 Vashon Hwy S.W. 98070
GEORGE PAGE	10730 SW 116 <sup>th</sup> St Vashon WA 98070
Margaret Hansen	70 Box 290 Vashon, WA 98070
Ronald C. Bowman	12531 NE 30 <sup>th</sup> St BLU, WA 98005
Karen Barringer	26227 99 <sup>th</sup> Ave SW Vashon 98070

This letter composed and distributed the Vashon Island Growers Assoc.


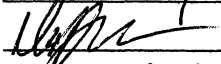
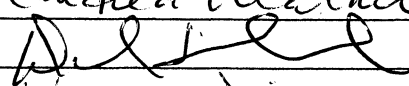
To: Julia Larson  
King County Office of Business Relations & Economic Development  
701 Fifth Avenue  
Suite 2000  
Seattle, Wa 98104-7097

Dear Ms. Larson:

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Thank you for your time and support.

  
Susan Gardner  
  
Inger Bruckman  
KRIS Thompson  
Wesley Rodgers  
Carmen Webb  
Julia Davis  
Dana J. Hill  
Amanda Kaye  
Susan Madden  
Ordy Koyen  
Janet Clumby  
Dayna Romero  
Cheryl Gray  
Mandy Elliott  
Cynthia Walker  
  
David Sider

10421 Sun Bank Rd H17 Vashon WA 98070  
14720 107th Wy SW Vashon  
PO Box 258 Vashon 98070  
14020 GLEN ACRES RD VASHON 98070  
10730 SW 116th St Vashon WA 98070  
P.O. Box 1976 Vashon  
21605 111th Ave SW Vashon WA 98070  
" " "  
23915 Landing Rd SW 98070  
11516 103rd Ave SW 98070  
PO Box 617 Vashon 98070  
1119 Grand Sea 98122  
30523 111th SW 98070  
Box 33, 17506 100th Ave, 98070  
10528 SW 238th Vashon, 98070  
9811 SW Quartermaster Vashon 98070  
17508 - 107th Ave SW Vashon.  
21917 131st Pl SW Vashon  
10323 SW 156th Vashon 98070

This letter composed and distributed the Vashon Island Growers Assoc.

To: Julia Larson  
King County Office of Business Relations & Economic Development  
701 Fifth Avenue  
Suite 2000  
Seattle, Wa 98104-7097

Dear Ms. Larson:

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Thank you for your time and support.

Emily Pinkman  
Linda Coe  
Karen Kinsley  
Shane Jewell  
Vase Grove  
Jen Coe  
Memilee Banyan  
May Lombard  
Claudine Kim-Murphy  
Rica Motoyoshi  
Rebecca George  
K. Jones  
J. A. Math  
Barbara Ford  
M. L. Bass  
Mark Mueck  
John M. Roberts  
11/11/11  
M. S. K. K. K.  
Misalque Matias

20020 107th Ave SW, Vashon, WA 98070  
17718-115th Ave SW, Vashon WA  
13470 - 133rd SW Vashon WA  
20020 107th Ave SW, Vashon, WA  
11422 SW Cedar Rd Vashon 98070  
7316 SW 240th Vashon WA 98070  
20406 Chautauqua Beach Rd SW Vashon 98070  
13632 SW 226th Vashon, WA 98070  
8126 SW 204th St Vashon  
27712 - 140 Ave SW Vashon 98070  
20323 1/2 Chautauqua Beach Rd Vashon 98070  
28407 99th Ave SW VASHON 98070  
PO Box 406 Vashon 98070  
PO 717 Westside Hwy SW Vashon  
14105 SW 240th St Vashon 98070  
10421 SW Brook Rd #2 Vashon WA 98070  
28521 137th SW VASHON 98070  
28521 137th SW Vashon 98070  
PO Box 406 Vashon WA 98070

This letter composed and distributed the Vashon Island Growers Assoc.

This letter composed and distributed the Vashon Island Growers Assoc.



## **APPENDIX E: King County Letters of Support**

This Appendix contains the letters that King County sent in support of rural residents and their agricultural activities in King County.



Ron Sims  
King County Executive  
701 Fifth Avenue, Suite 3210 Seattle, WA 98104  
206-296-4040 Fax 206-296-0194 TTY Relay: 711 [www.metrokc.gov](http://www.metrokc.gov)

May 26, 2005

Merritt D. Long,  
Chairman Washington  
State Liquor Control  
Board PO Box 3075  
Olympia, W A 98504

Dear Chairman Long:

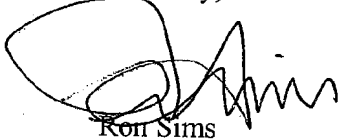
King County supports granting the winery license #08720-6A to Rockridge Orchards in the Enumclaw area. Rockridge Orchards is a well established and respected farming operation in King County and throughout the region. Wade and Judy Bennett, farmers and owners, have worked hard to identify new markets and new enterprises to keep their farm viable. Their entrepreneurship and good stewardship practices have served as a model for many farmers throughout the region.

Agricultural lands and farming provide valuable open space, quality of living, and fresh nutritious food to local citizens and the region. The County has taken a leadership role with respect to preserving, protecting and promoting local agriculture. In 1985, the County established Agricultural Production Districts (APDs) with large lot zoning and specified agriculture as the preferred use in these areas. Development regulations allow necessary infrastructure to support commercial agriculture. Specifically, the County recognizes the importance of adding value to farm products through processing, packaging and selling them directly to the consumer as a way to keep agriculture viable in an urban landscape. With this in mind, the County amended its 2004 Comprehensive Plan to allow for wineries and breweries to be developed in the APDs. In addition, Rockridge Orchards has been granted all applicable land use permits by the County for this activity.

Rockridge Orchards is located in the Enumclaw APD where value-added enterprises are supported and encouraged. The winery will be a valuable addition to the existing farming operations and will give consumers access to a diversity of new local products. This will help to sustain not only the farming operation but the other valuable economic, environmental and cultural benefits it generates as well. If you have any questions or need additional information, please do not hesitate to contact Steven Evans, Project Program Manager of the Water and Land Resources Division in the Department of Natural Resources and Parks, at 206-296-7824.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Sims', with a large, stylized initial 'R'.

Ron Sims  
King County Executive

*King County is an Equal Opportunity/Affirmative Action Employer and complies with the Americans with Disabilities Act*

**From:** [Exec.Sims@metrokc.gov](mailto:Exec.Sims@metrokc.gov)  
**Sent:** Friday, June 10, 2005 5:12 PM  
**To:** 'amsdairycomments.@usda.gov'  
**Cc:** 'senate\_murray@murray.senate.gov'; 'maria\_cantwell@cantwell.senate.gov'; 'adam.smith@mail.house.gov'; ZZGrp, Council Members; 'alexiskoester@msn.com'; Northcroft, George  
**Subject:** Agricultural Marketing Service, 7CFR Parts 1124 and 1131; Docket No. AO-368-A32, AO-271-A37; DA-03-04B

June 10, 2005

To Whom It May Concern:

We are writing to express our strong opposition to the proposed regulatory change identified as **Agricultural Marketing Service, 7 CFR Parts 1124 and 1131 – Docket No. AO-368-A32, AO-271-A37; DA-03-04B.**

If enacted, this change would negatively impact dairy operations that produce, process, and market milk from their own dairy cows on their own farms, commonly referred to as producer-handlers. We understand that this change would only apply to producer-handlers in the Washington/Oregon and Arizona/Las Vegas Milk Marketing Areas producing three million or more pounds per month; and that none of the other Milk Marketing Areas in the nation have implemented this requirement.

Smith Brothers Farms has operated in King County for 85 years, employs 110 people and contracts with 61 independent drivers to deliver milk to 40,000 homes and 14 local school districts. Its market niche is home delivery of reasonably-price milk that is free of growth hormones. Larger processors and cooperatives, because they buy milk from a variety of sources, cannot guarantee growth hormone-free milk and rely on large chain stores to sell their milk rather than provide home delivery.

If the proposed regulatory change is enacted, Smith Brothers will be required to ostensibly sell its milk to a regional cooperative at the pooled (average) price of four different classes of milk. Then, because Smith Brothers processes and sells its milk as Class One (fluid or beverage) milk, the highest-priced milk, the company will be required to ostensibly buy it back at the higher Class One price.

While this is purely an accounting transaction with no milk actually changing hands, it would have devastating effects on Smith Brothers. Based on the company's current production volume, the difference between the pooled price it would receive and the repurchase price it would pay is about \$150,000 monthly, or \$1,800,000 annually. According to the company, this would exceed its annual net profits and require it to drastically reduce its current operations, including selling assets and eliminating jobs. And the money taken directly from Smith Brothers' net profits would subsidize its competition -- larger, more inefficient processors.

King County has made a significant investment in preserving farmland for agriculture. Today, there are approximately 42,000 acres of land devoted to farming; a number that has stabilized in recent years. We are currently focusing on helping existing and future farmers maintain and operate their farms. And, we believe that the future of farming in King County will be based mainly on small family-run farms who sell their products directly to the consumer.

Smith Brothers is a small producer-handler dairy, one of few such companies remaining in an industry rapidly being concentrated in larger and larger cooperatives and processors. As businesses like Smith Brothers cease operations, competition and consumer choice are reduced and jobs are lost. Many economic studies over the last few decades have decisively shown that small businesses are the principal generators of jobs in this country, not the big conglomerates.

We urge you not to artificially constrain competition and consumer choice by implementing this rule change, particularly when it would only apply to a total of four producer-handlers in the nation. Please allow the marketplace, the foundation of our economic system, to determine the success or failure of Smith Brothers and similar businesses.

Sincerely,

Ron Sims  
King County Executive

Larry Phillips  
Chair, King County Council

cc: The Honorable Patty Murray, United States Senator, State of Washington  
The Honorable Maria Cantwell, United States Senator, State of Washington  
The Honorable Adam Smith, 9th Congressional District Representative, State of Washington  
King County Councilmembers  
Alexis Koester, President, Smith Brothers Farms, Inc.  
George Northcroft, King County Office of Business Relations and Economic Development